

## 109 Princes Drive, Newtownabbey, BT37 0AY

**For Sale**  
Offers Over  
**£99,950**

An excellent opportunity to purchase this bright, spacious mid terrace home located in a highly popular and convenient location. The property will appeal to both First Time Buyers and investors alike and we strongly recommend early viewing as homes in this location rarely remain on the market for long.



Energy Efficiency Rating C.

**T:** 028 9080 0000





07/05/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	74   c
55-68	D		
39-54	E		
21-38	F		

- Mid Terrace in popular residential area
- 3 Bedrooms
- Lounge with feature fireplace open to:-
- Dining Room
- Fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Enclosed garden to rear





## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door

**LOUNGE:** 15' 9" x 11' 9" (4.8m x 3.58m) Feature fireplace and tiled hearth, archway to:-

**DINING ROOM:** 11' 8" x 8' 11" (3.56m x 2.72m)

**KITCHEN@** 11' 9" x 9' 9" (3.58m x 2.97m) Range of high and low level units, round edge work surfaces, single drainer ceramic sink unit, mixer taps, cooker point, stainless steel extractor fan and canopy, plumbed for washing machine, wall tiling, ceramic tiled flooring

## FIRST FLOOR

**LANDING:** Access to rood space

**BEDROOM (1):** 11' 9" x 9' 5" (3.58m x 2.87m) (including built in robe)

**BEDROOM (2):** 11' 9" x 11' 0" (3.58m x 3.35m) (plus built in robe)

**BEDROOM (3):** 9' 5" x 8' 7" (2.87m x 2.62m) (inc built in robe)

**BATHROOM:** White suite comprising panelled bath,

glazed shower screen, Mira electric shower, low flush WC, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, pine panelled ceiling

## OUTSIDE

Front in stones

Garden to rear in lawn

Outside store

Outside light



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Integrity, treating all our clients with respect, insuring they are paramount concern.

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please  
call in or  
contact us  
for any  
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