

**28c West Crescent,
Newtownabbey,
BT37 9DX**

For Sale
Offers Over
£69,950

This first floor apartment will appeal to a variety of purchasers from First Time Buyers to those downsizing from a house to have all accommodation on one level. The property benefits from gas fired central heating and enjoys views towards Cavehill. Conveniently located for transport services and within close proximity to Abbeycentre, we recommend this property with great confidence.



Energy Efficiency Rating C.

T: 028 9080 0000





03/06/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- First Floor Apartment in popular residential area
- 2 Bedrooms (one with access to balcony)
- Lounge with views towards Cavehill
- Modern fitted kitchen
- Shower room
- Gas fired central heating
- Double glazing
- Well presented
- Conveniently located



GROUND FLOOR

ENTRANCE HALL

Communal staircase, intercom system

FIRST FLOOR

RECEPTION HALL

Built in storage, laminate wood flooring

LOUNGE

14' 7" x 10' 10" (4.44m x 3.3m)

Laminate wood flooring, views of Cavehill

KITCHEN

8' 8" x 8' 2" (2.64m x 2.49m)

Fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer taps, space for oven, views of Knockagh, gas boiler

SHOWER ROOM

Low flush WC, wall hung wash hand basin, walk in shower unit with controlled shower, extractor fan

BEDROOM (1)

12' 8" x 10' 9" (3.86m x 3.28m)

BEDROOM (2)

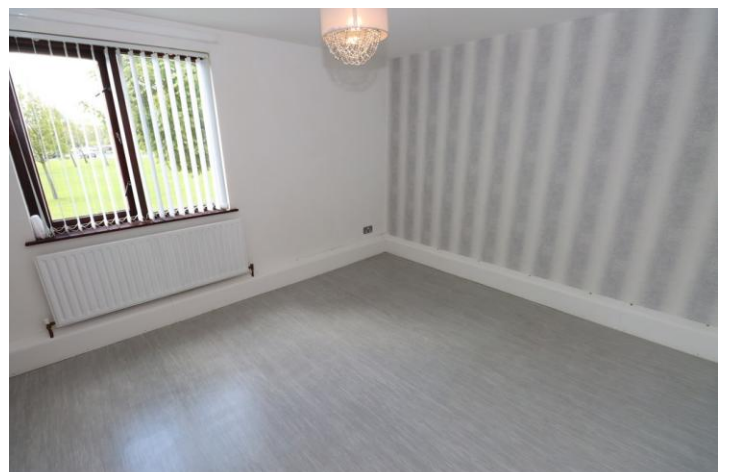
11' 5" x 7' 6" (3.48m x 2.29m)

Laminate wood flooring, door to balcony

OUTSIDE

Outside storage

A service charge exists of £17.16 per month this covers outside electrics, building insurance and maintenance



Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

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
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for any
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McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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