

## 27 Vandyck Gardens, Newtownabbey, BT36 7HQ

**For Sale**  
Offers Over  
**£89,950**

Attention investors and first time buyers! An excellent opportunity to purchase this deceptively spacious end terraced property located just off the Whitewell Road where homes experience high demand. The property is well presented throughout and we encourage early viewing to avoid disappointment.



Energy Efficiency Rating F.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F	23   F	
1-20	G		

- End terrace with double storey extension
- 2 Double bedrooms
- Lounge with feature fireplace
- Modern high gloss fitted kitchen
- Deluxe white bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Ideal first time buy or investment opportunity



## GROUND FLOOR

### ENTRANCE HALL

uPVC front door

### LOUNGE

11' 10" x 11' 1" (plus recess) (3.61m x 3.38m)  
Feature marble fireplace, solid wood flooring, under stair storage

### KITCHEN

13' 8" x 7' 0" (4.17m x 2.13m)  
Range of high gloss high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, vegetable sink, cooker point, stainless steel extractor fan and canopy, plumbed for dish washer, wall tiling, ceramic tiled flooring, integrated fridge/freezer, integrated washer/dryer

### REAR HALL

Spacious walk in storage cupboard

### PLAYROOM/HOME OFFICE/POSSIBLE BEDROOM

3

11' 6" x 5' 9" (3.51m x 1.75m)  
Wired for wall lights, ceramic tiled flooring, access to rear

## FIRST FLOOR

### LANDING

Recessed downlighters, fixed staircase to: Floored roofspace (no building control or planning permission), eaves storage, velux window

### BEDROOM (1)

11' 6" x 10' 2" (3.51m x 3.1m)  
Laminate wood flooring

### BEDROOM (2)

10' 3" x 9' 3" (plus recess) (3.12m x 2.82m)  
Plus hot press with copper cylinder

### BATHROOM

Modern white suite comprising corner bath, telephone hand held shower, low flush WC, ceramic sink with built in storage, PVC panelled walls and ceiling, ceramic tiled flooring

### OUTSIDE

Paved to front  
Enclosed yard to rear  
PVC oil storage tank  
Boiler house with oil fired boiler  
Outside light and tap



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Integrity  
Respect**

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**Please  
call in or  
contact us  
for any  
advice**

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