

## 21 Jennings Park, Newtownabbey, BT37 0NB

**For Sale**  
Offers Over  
**£124,950**

An excellent opportunity to purchase this semi detached villa in a highly popular and convenient location. The property is ideally located close to a range of local amenities and benefits from a spacious conservatory to the rear and attached garage. We recommend 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		58   D
39-54	E		
21-38	F	33   F	
1-20	G		

- Semi detached villa in highly popular residential location
- 3 Bedrooms
- Lounge with solid wood flooring
- Conservatory to rear
- Fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Attached garage
- Garden to front and rear





## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door, alarm panel, solid wood flooring

**LOUNGE:** 13' 1" x 12' 6" (3.99m x 3.81m) Solid wood flooring, feature fireplace, granite inset and hearth, wired for wall lights, under stair storage, French doors to:

**KITCHEN:** 15' 8" x 9' 9" (4.78m x 2.97m) Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, vegetable sink, plumbed for washing machine, plumbed for dishwasher, extractor fan, wall tiling, ceramic tiled flooring, casual dining area with French doors to rear

**CONSERVATORY:** 14' 6" x 9' 8" (or 11' 5" x 7' 3") (4.42m x 2.95m) Ceramic tiled flooring, French doors, heat and power, wired for wall lights

**FIRST FLOOR:** Landing, hot press with copper cylinder

**BEDROOM (1):** 11' 8" x 8' 11" (at max) (3.56m x 2.72m) Laminate wood flooring

**BEDROOM (2):** 11' 3" x 8' 3" (3.43m x 2.51m) Laminate wood flooring

**BEDROOM (3):** 7' 9" x 7' 1" (2.36m x 2.16m) Laminate wood flooring, including built in robe

**BATHROOM:** White shell shaped bathroom suite with folding glazed shower screen, pedestal wash hand basin, low flush WC, wall tiling and ceramic tiled flooring, chrome heated towel rail, pine panelled ceiling with downlighters

## OUTSIDE

Front in lawn

Driveway to side

Garden to rear in lawn, brick built flowerbeds

Decked patio area

**ATTACHED GARAGE:** 16' 11" x 9' 11" (5.16m x 3.02m) PVC oil storage tank, light and power



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