



**13 Kings Parade**  
**Doagh Road, Newtownabbey, BT37 0DL**

**Offers Around**  
**£149,950**

We are delighted to offer for sale this well presented semi detached bungalow which is located in a very popular residential area just off the Doagh road and will suit a variety of purchaser especially those looking to downsize.

The accommodation comprises entrance hall, good size lounge with feature fireplace and wood laminate flooring and modern fitted kitchen / diner with built in appliances and access to rear. There are also three bedrooms all with wood laminate flooring and modern shower room. Other benefits include gas heating and PVC double glazing.

Outside there is a tarmac driveway leading to a detached garage, pebbled garden to front, good garden to side in lawn and a fully enclosed paved garden to rear.

Early viewing recommended !!

# 13 Kings Parade

Doagh Road, Newtownabbey, BT37 0DL



- Semi Detached Bungalow
- Three Bedrooms
- Lounge
- Modern Fitted Kitchen / Diner
- Shower Room
- Double Glazing /Gas
- Detached Garage
- Gardens to Front, Side & Rear

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, access to roofspace

#### LOUNGE

16'2" x 12'6" (4.93m" x 3.81m")  
Feature marble fireplace with electric inset, wood laminate flooring, radiator

#### KITCHEN

12'7" x 10'10" at widest (3.84m" x 3.30m" at widest )  
Modern range of high and low

level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel double oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed back door

#### BEDROOM 1

11'0" x 10'11" (3.35m" x 3.33m")  
Wood laminate flooring, built in wardrobe, radiator

#### BEDROOM 2

10'10" x 7'11" (3.30m" x 2.41m")  
Wood laminate flooring, radiator

#### BEDROOM 3

8'5" x 7'11" (2.57m" x 2.41m")  
Wood laminate flooring, radiator

#### SHOWER ROOM

Shower cubicle, Aqualisa shower, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

#### OUTSIDE

Tarmac driveway leading to a detached garage, roller shutter door, light & power  
Pebbled garden to front  
Good garden to side in lawn  
Fully enclosed paved garden to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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