



**36 Devenish Drive  
 Monkstown, Newtownabbey, BT37 0HX**

**Offers Around  
 £94,950**

We are delighted to offer for sale this extremely well presented end terrace which is located in a very popular residential area just off the Jordanstown Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall, lounge with feature media wall and a modern white high gloss fitted kitchen / diner with space for appliances, integrated fridge / freezer and access to rear.

Upstairs there are three bedrooms and a separate modern bathroom with white suite.

Other benefits include PVC double glazing and gas heating

Outside there is a garden to front in lawn and fully enclosed paved and concrete garden to rear.

**Early viewing recommended !!**

# 36 Devenish Drive

## Monkstown, Newtownabbey, BT37 0HX



- End Terrace
- Modern Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Modern White Bathroom
- Popular Location
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, tiled floor

##### LOUNGE

14'4" x 12'7" at widest (4.37m" x 3.84m" at widest )  
Feature media wall with built in storage pockets and feature electric fire, tiled floor

##### KITCHEN / DINER

17'2" x 10'3" (5.23m" x 3.12m')  
Modern range of white high gloss high and low level units, formica worktop, basin and a half stainless steel sink unit, double range style

cooker space, extractor fan, integated fridge / freezer, plumbed for washing machine, tumble dryer space, partly tiled walls, radiator, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

Access to roofspace with gas boiler, storage cupboard

##### BEDROOM 1

12'1" x 10'8" at widest (3.68m" x 3.25m" at widest )  
Built in mirror sliding robes, radiator

##### BEDROOM 2

10'8" x 10'1" (3.25m" x 3.07m")  
Radiator

##### BEDROOM 3

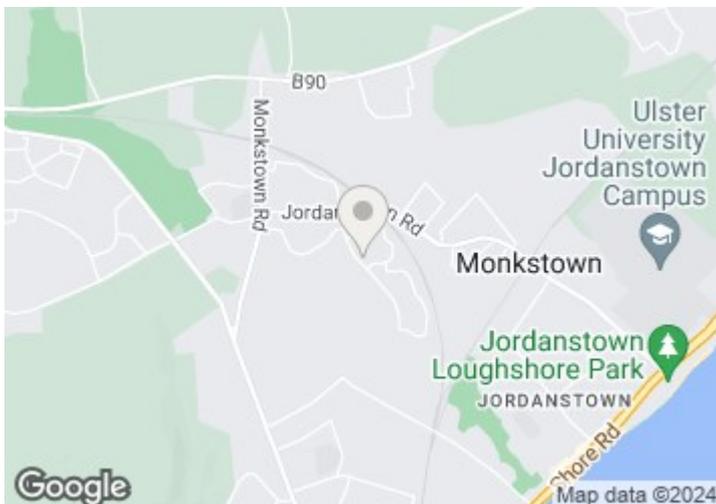
9'1" x 8'2" at widest (2.77m" x 2.49m" at widest )  
Radiator, built in wardrobe

##### BATHROOM

White suite comprising panelled bath, shower attachment, thermostatic shower above, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

##### OUTSIDE

Garden to front in lawn  
Fully enclosed paved and concrete garden to rear with outhouse



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>	65	67
(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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