

## 33 Kings Crescent

Doagh Road, Newtownabbey, BT37 0DH

**Offers Over  
£179,950**

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 where homes are always in demand.

The accommodation comprises; entrance hall, lounge with wood laminate flooring and a fitted kitchen with space for appliances and access to rear. Also on the ground floor there are 2 bedrooms and a modern bathroom with white suite.

Upstairs there is a further 2 bedrooms both with wood laminate flooring and landing has WC and wash hand basin.

Other benefits include gas heating, PVC double glazing and PVC fascia and guttering.

Outside there is a tarmac driveway leading to detached garage with remote control door, garden to front in artificial grass and a fully enclosed paved garden to rear with feature decking area.

Early viewing is recommended !!

# 33 Kings Crescent

Doagh Road, Newtownabbey, BT37 0DH



- Semi Detached Bungalow
- 4 Bedrooms
- Good Size Lounge
- Fitted Kitchen / Diner
- Modern White Bathroom
- Pvc Double Glazing
- Gas Heating
- Detached Garage

## ACCOMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage.

#### LOUNGE

16'1"X 12'5" (4.90X 3.78)  
Feature wall mounted fireplace, wood laminate flooring and 2 radiators.

#### KITCHEN / DINING

10'11"X10'5" (3.33X3.18)  
Range of high and low level units, Formica worktops, basin and a half stainless steel sink unit, cooker space, stainless steel extractor fan, fridge freezer space, chrome heated towel radiator, pvc double glazed back door

### FAMILY ROOM/ BEDROOM 2

16'0"X8'4" (4.88X2.54)  
Wood laminate flooring and radiator x2.

#### BEDROOM 1

10'10"X10'9" (3.30X3.28)  
Radiator, wood laminate flooring

#### BATHROOM

White suite comprising panelled bath, Mira electric shower above, folding screen, enclosed cistern W/C, wash hand basin and storage cupboard. Partially pvc panelled walls, heated towel rail.

### FIRST FLOOR

#### LANDING

Low flush w/c, wash hand basin and Velux window, wood laminate floor.

### BEDROOM 3

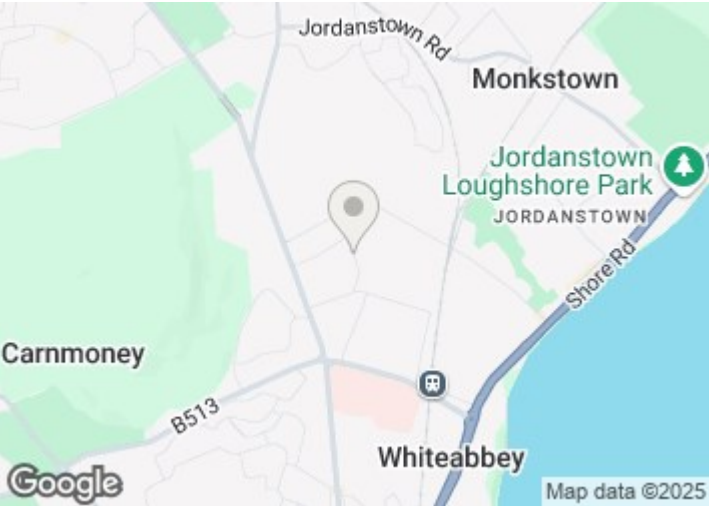
10'11" x 8'3" (3.33 x 2.51)  
Under eaves storage, built in wardrobe, radiator, Velux window, wood laminate flooring.

### BEDROOM 4

10'9"X10'5" (3.28X3.18)  
Under eaves storage, built in wardrobe, radiator, built in wardrobe, Velux window, wood laminate flooring

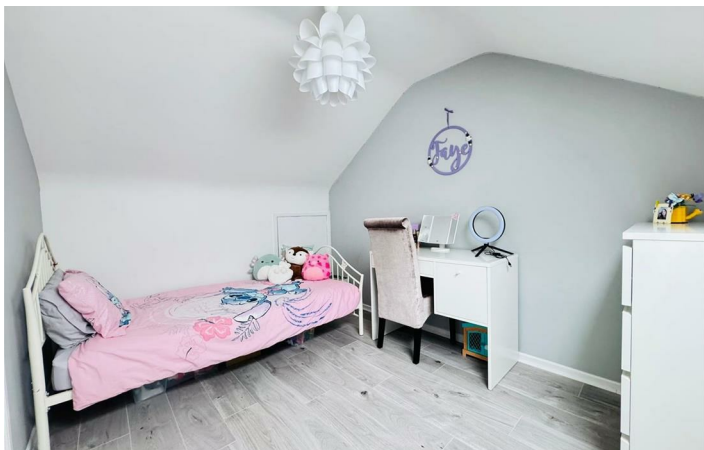
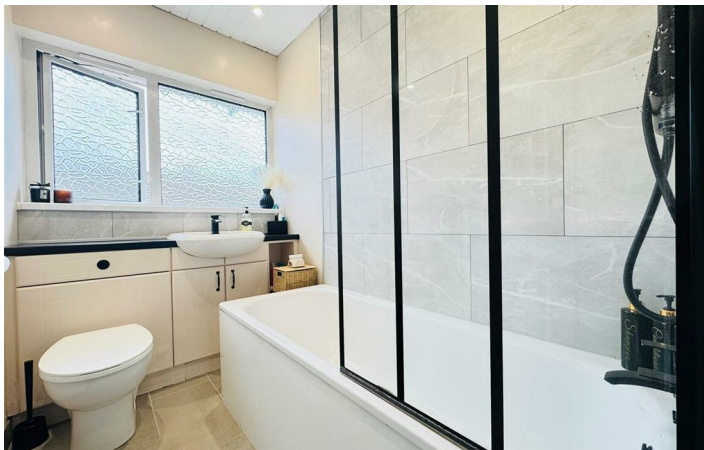
### OUTSIDE

Tarmac driveway leading to detached garage, remote control up and over door, power, garden to front in artificial grass with shrubs, enclosed paved garden to rear with feature raised decking area. Tap and light, Pvc fascia and guttering.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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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