

# Apt 42 (252A) Throneview, Newtownabbey, BT36 7NH



- Modern First Floor Apartment
- 2 Bedrooms
- Open Plan Living/ Kitchen Area
- Deluxe Modern Fitted Kitchen
- Modern White Family Bathroom
- Popular Convenient Location
- Well Presented Throughout
- PVC Double Glazed Windows
- Gas Central Heating
- Excellent Investment Opportunity



**PRICE Offers Over £89,950**

*Well presented throughout this 2 bedroom first floor apartment is an excellent acquisition for a range of purchasers. With a contemporary open plan kitchen with living dining aspect and a modern bathroom an early viewing is recommended.*

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**Antrim**  
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**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

Communal front door into:-

## COMMUNAL HALLWAY

Steps to first floor.

Front door into:-

## WELL PRESENTED SPACIOUS ENTRANCE HALL

With twin storage cupboard.

## OPEN PLAN LIVING/ KITCHEN LAYOUT 19'6" x 12'9"

At max. Incorporating modern shaker kitchen fitted with a range of high and low level units with contrasting work surfaces. Integrated oven with 4 ring gas hob. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Low voltage lighting.

## LIVING AREA


With twin PVC double glazed French doors opening to lean to guard rail balcony.

## BEDROOM 1 12'2" x 9'8"

## BEDROOM 2 12'6" x 10'2"

## MODERN WHITE BATHROOM SUITE

Comprising wall push w.c, pedestal wash hand basin with mono bloc tap and panelled bath with fixed shower screen with shower attachment. Part tiled walls.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
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