



8 Lacken Gardens

, Newtownabbey, BT36 6BJ

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Nest Estate Agents are thrilled to bring to market this three bedroom end-terrace property located within the Rathfern area of Newtownabbey, situated off the Doagh Road. The property comprises entrance hall, lounge, kitchen, three well proportioned bedrooms and family bathroom. Externally the property enjoys both front and rear gardens, finished in paving. Other attributes include oil heating and PVC double glazing. Ideal first time buyer / buy to let investment opportunity. This property is within walking distance to many local amenities including shops, cafes and parks, particularly close to Carnmoney Hill nature reserve and Monkstown wood. We anticipate this property will be extremely popular with a range of buyers and recommend early viewing.

ENTRANCE HALL 5'0" x 6'11" (1.544 x 2.116)
 uPVC front door with feature glazed insets. Laminate wood effect flooring.

LIVING ROOM 12'5" x 14'7" (3.797 x 4.461)
 Feature electric fire with wood surround and mantle. Contrasting tiled hearth with matching inset. Laminate wood effect flooring.

KITCHEN 10'0" x 11'11" (3.061 x 3.646)
 Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Space for fridge freezer. Space for washing machine. Integrated extractor fan. Tiled splashback. Tiled flooring.

REAR PORCH 5'0" x 10'7" (1.546 x 3.246)
 Tiled floor. Access to rear garden.

BATHROOM 5'9" x 6'4" (1.773 x 1.944)
 White suite comprising paneled bath with mixer taps. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled floor. Tiled walls.

BEDROOM 1 12'10" x 10'10" (3.926 x 3.308)

BEDROOM 2 14'2" x 9'1" (4.319 x 2.786)

BEDROOM 3 9'10" x 8'2" (3.020 x 2.494)

OUTSIDE
 Front and rear paving.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.