

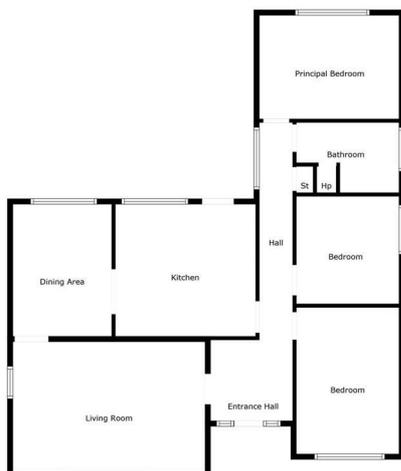


## 2 Loral Gardens, Newtownabbey, BT37 0LJ

- Spacious, Detached Bungalow
- Two+ Reception Rooms
- Bathroom With Three Piece Suite
- PVC Double Glazing
- Attached Garage
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Private Driveway
- Mature Gardens

Offers Over £159,950

EPC Rating D



Sizes And Dimensions Are Approximate. Actual May Vary.





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with twin, matching side screens. Timber flooring. Access to cloakroom and roof space.

#### LOUNGE 17'7" x 12'1"

Dual aspect windows.

#### DINING ROOM / FAMILY ROOM 12'1" x 8'11"

Timber flooring.



## **KITCHEN WITH INFORMAL DINING AREA 12'8" x 12'0"**

Modern fitted kitchen with range of high and low level storage units with contrasting stone effect melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Space and plumbed for dishwasher. Space for fridge freezer. Part tiling to walls. Fitted breakfast bar. PVC double glazed door to rear garden.

## **BEDROOM 1 13'5" x 9'5"**

## **BEDROOM 2 12'9" x 9'5"**

## **BEDROOM 3 9'7" x 9'5"**

## **BATHROOM**

Three piece suite comprising bath, pedestal wash hand basin and WC. Fully tiled walls. Access to shelved store.

## **EXTERNAL**

Double gates leading to private driveway area finished in brick pavior.

Gardens to front, side and rear, finished in lawn and wide array of plants, trees and shrubbery.

Tiled entrance porch with external lighting.

Private rear garden with brick pavior patio area.

Outside tap.

External lighting.

Brick pavior service area.

Twin stores.

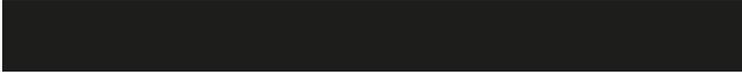
## **ATTACHED GARAGE 19'2" x 9'10"**

Up and over main door. Separate, timber service door to rear garden. Power, light and gas fired central heating boiler.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Generous sized, three bedroom / two+ reception detached bungalow with attached garage, occupying a mature site within the popular Loral Gardens development, Monkstown Road, Newtownabbey. The property comprises entrance hall, lounge, family/dining room, kitchen with informal dining area, three bedrooms and bathroom. Externally the property enjoys private driveway, attached garage, and gardens to front, side and rear. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.**



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

