



6 Ashgrove Lodge, Newtownabbey, BT36 6WY

- Spacious, First Floor Apt.
- Open Plan Living/Dining/Kitchen
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Communal Parking
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Communal Garden
- Ideal First Time Buy/Buy To Let

Offers Over £119,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Stairwell to first floor.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to walk in store. Access to second store. Access to roof space.



OPEN PLAN KITCHEN/LIVING/DINING 26'3" x 13'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to lounge and dining area. Vaulted ceiling. Feature corner window.

PRINCIPAL BEDROOM 10'11" x 10'9"

Rural views. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'9" x 9'10"

Rural views. Wood laminate floor covering.

BATHROOM

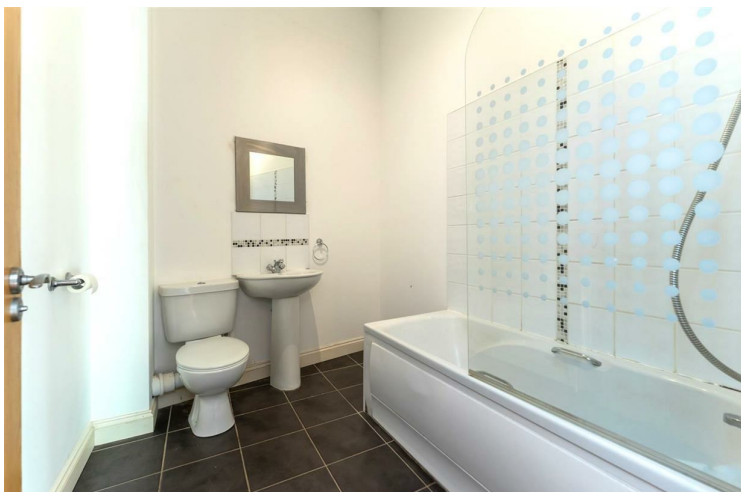
White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Splashback tiling to walls. Tiled floor.

EXTERNAL

Communal parking area finished in tarmac.
Communal gardens.
Enclosed bin area.

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.





Immaculately presented, two bedroom, first floor apartment, conveniently located within the popular Ashgrove Lodge development, Glebe Road, Newtownabbey.

The property comprises communal entrance hall, private entrance hall with twin stores, lounge through dining room with vaulted ceiling, open to modern fitted kitchen, two well-proportioned bedrooms, to include principal bedroom with en suite shower room, and bathroom with white three piece suite.

Externally, the property enjoys communal parking and communal gardens.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment.

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	72	76
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

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