



16 Friars Wood, Newtownabbey, BT37 9RJ

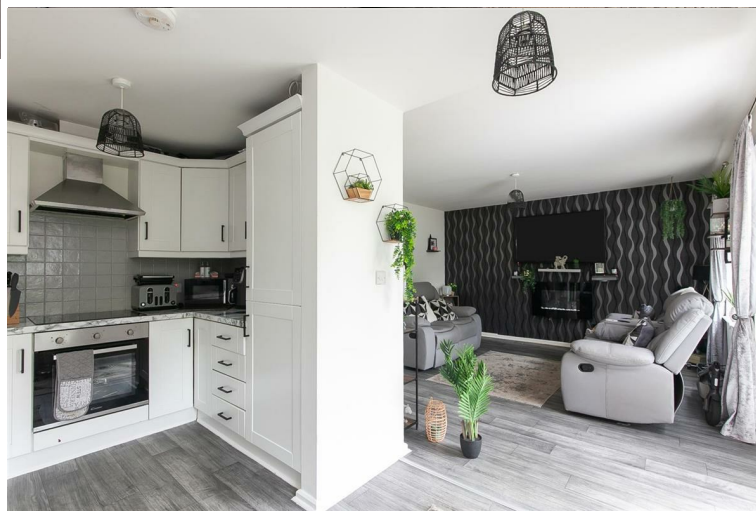
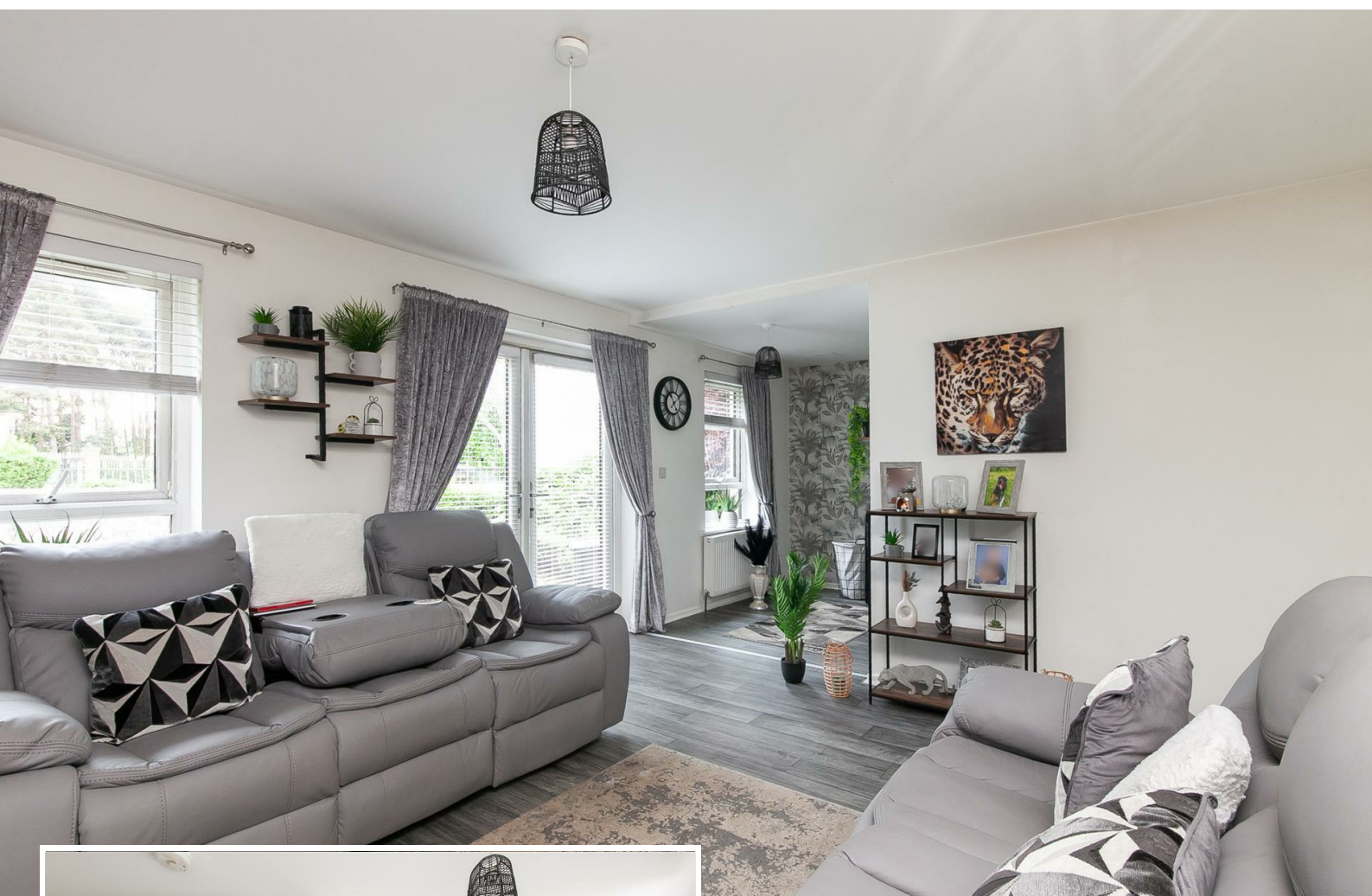
- Own Door, Ground Floor Apartment
- Lounge
- Bathroom; En Suite Shower Room
- Communal Gardens
- Convenient Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Parking
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, PVC double glazed front entrance door. Wood strip effect lino floor covering. Built in shelved store.

LOUNGE 13'8" x 13'0"

PVC double glazed French doors leading to communal gardens. Wood strip effect lino floor covering. Open into:



KITCHEN WITH INFORMAL DINING AREA 13'0" x 7'10"

Modern fitted kitchen with range of high and low level storage units and marble effect melamine work surface. Stainless steel sink unit with matching draining bay. Integrated, four ring, touch screen hob with stainless steel pyramid style extractor fan over. Integrated, under counter electric oven. Integrated fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Part tiled walls. Wood strip effect lino floor covering.

PRINCIPAL BEDROOM 14'2" x 8'11"

Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Tiled floor.

BEDROOM 2 11'5" x 9'0" (wps)

Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Mixer taps, shower attachment and glass shower screen over bath. Part tiled walls to bath area. Tiled floor.

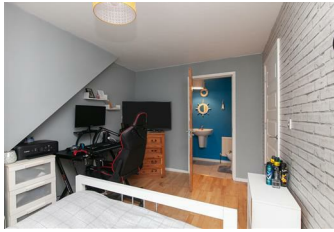
EXTERNAL

Communal parking bays finished in tarmac. Communal gardens finished in lawn and range of plants, trees and shrubbery.

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.





Well presented, own door, ground floor apartment, situated within a small, mews style development off Doagh Road, Newtownabbey.

The property comprises private entrance hall, lounge, kitchen with informal dining area, two well-proportioned bedrooms, to include principal en suite, and bathroom with white three piece suite.

Externally, the property enjoys communal gardens and parking.

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

Ideal first time buy / buy to let investment alike.

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	73	77
(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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