

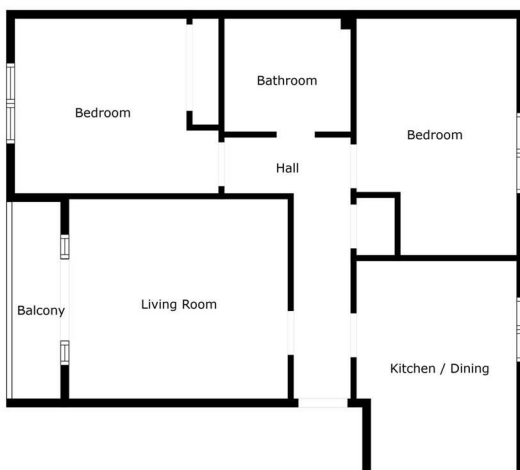


3 Hampton Mews, Newtownabbey, BT36 6QH

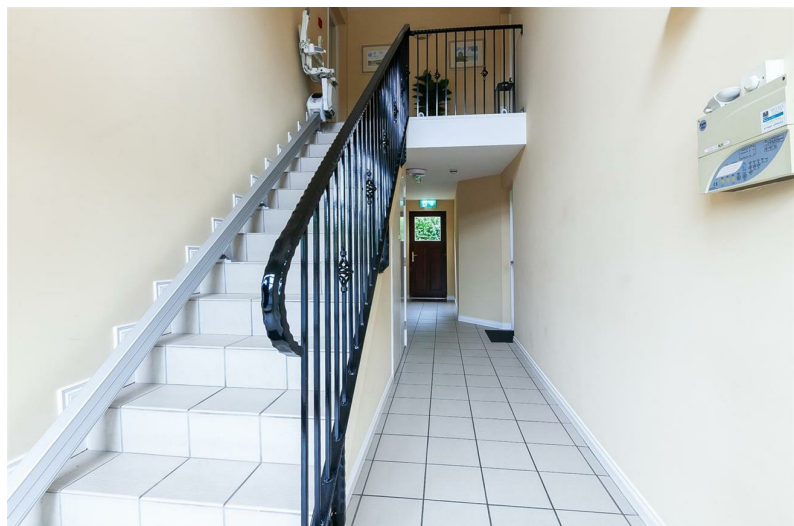
- Spacious, First Floor Apartment
- Lounge
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Garden
- Two Double Bedrooms
- Private Balcony
- Shower Room; White Three Piece Suite
- Communal Parking Area
- Convenient Location

Offers Over £124,950

EPC Rating C



Floorplan Is For Illustrative Purposes Only And Is Not To Scale





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Access to cloakroom and partially floored roof space via slingsby style ladder.

LOUNGE 14'2" x 12'0"

PVC double glazed French doors leading to private balcony area.



KITCHEN WITH INFORMAL DINING AREA 12'10" x 8'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.

BEDROOM 1 14'0" x 9'10"

BEDROOM 2 12'0" x 10'5"

SHOWER ROOM

White, three piece suite, comprising oversized shower tray, vanity unit and WC. Thermostat controlled mains shower unit. Tile effect panelling to walls.

EXTERNAL

Communal parking area finished in tarmac.
Communal gardens to rear finished in pink stone.

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 with private balcony, situated within the select Hampton Mews development, Burnthill Road, Glengormley, Newtownabbey.

The property comprises communal entrance hall, private entrance hall with storage and access to private roof-space area, lounge with access to private balcony, separate kitchen with modern fitted kitchen and informal dining area, two well-proportioned bedrooms, and bathroom with white three piece suite.

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

Externally, there is communal parking to front and communal garden to rear.

Early viewing is highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	

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