

## 85 PRINCES DRIVE

### Station Road / Doagh Road Newtownabbey

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing / Oil
- Driveway & Gardens
- Cul De Sac Position

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

**Offers Around £129,950**

# 85 Princes Drive

Station Road / Doagh Road, Newtownabbey, BT37 0AY



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

15'4" x 11'9" (4.67m" x 3.58m" )  
Feature fireplace, radiator, open to kitchen / diner

#### KITCHEN / DINER

19'2" x 11'8" at widest (5.84m" x 3.56m" at widest )  
Luxury newly installed range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless

steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor in kitchen, access to rear, radiator

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'9" x 11'6" at widest (3.58m" x 3.51m" at widest )  
Hotpress, radiator

#### BEDROOM 2

11'9" x 11'5" at widest (3.58m" x 3.48m" at widest )  
Built in wardrobe, radiator

#### BEDROOM 3

9'6" x 8'9" at widest (2.90m" x 2.67m" at widest )  
Built in wardrobe, radiator

#### BATHROOM

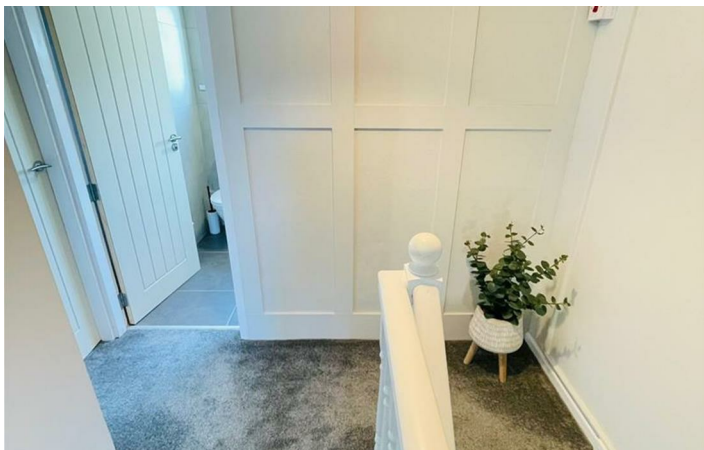
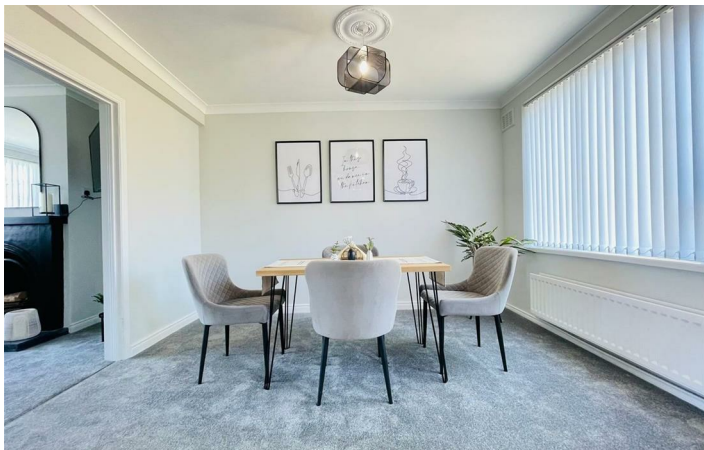
Luxury newly installed white suite comprising bath, electric shower above, screen, semi pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

#### OUTSIDE

Concrete driveway  
Garden to front in lawn  
Garden to rear in lawn with paved patio area  
Outhouse with oil boiler, tank



## Directions



# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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