



## 6 Friars Wood Doagh Road, Newtownabbey, BT37 9RJ

**Offers Around  
£169,950**

We are delighted to offer for sale this well presented end townhouse situated in this small and highly sought after residential development just off the Doagh Road, Newtownabbey and will ideally suit a wide range of purchaser.

Inside the accommodation comprises; entrance hall with furnished cloakroom, lounge with wood laminate flooring and a modern white high gloss fitted kitchen / diner with built in oven and hob and access to rear.

Upstairs there are three bedrooms, master ensuite and a separate modern bathroom with white suite. Other benefits include PVC double glazing and gas heating.

Outside there is a brick paved driveway leading to a car port, brick paved garden to front and a garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 6 Friars Wood

Doagh Road, Newtownabbey, BT37 9RJ



- End Townhouse
- Modern Fitted Kitchen
- Gas Heating
- 3 Bedrooms Master Ensuite
- Bathroom
- No Onward Chain
- Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, stairs to first floor

#### FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor

#### LOUNGE

13'6 x 11'3 (4.11m x 3.43m)  
Wood effect laminate flooring

#### KITCHEN / DINER

17'10 x 9'8 (5.44m x 2.95m)  
Fitted kitchen with range of high and low level units, formica

worktop, basin and a half stainless steel sink unit, stainless steel oven, 11'1 x 9'10 (3.38m x 3.00m) stainless steel four ring gas hob, stainless steel extractor fan, recessed spotlights, side door to garden.

### FIRST FLOOR

#### LANDING

Built in cupboard, access to roofspace

#### BEDROOM 1

16'4 x 11'0 (4.98m x 3.35m)

#### ENSUITE

Semi pedestal wash hand basin, low flush wc, enclosed shower cubicle with tiled walls, tiled floor

#### BEDROOM 2

#### BEDROOM 3

9'7 x 8'2 (2.92m x 2.49m)  
Built in storage cupboard.

#### BATHROOM

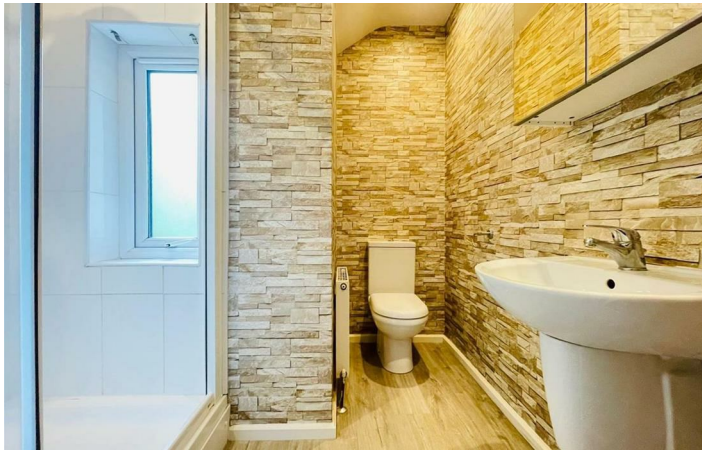
White suite comprising pedestal wash hand basin, low flush wc, panelled bath, shower above, shower screen, tiled floor

#### OUTSIDE

Brick paved driveway and turning space leading to a covered car port with electric up and over door  
Fully enclosed garden to rear in lawn with brick paved patio area



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>	67	71
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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