



FOR SALE

11 Mountview Pass

Newtownabbey, BT37 9QB



Offers over £134,950



Nestled within a highly convenient and sought-after area of Newtownabbey, 11 Mountview Pass is a beautifully presented end-terrace home occupying an excellent site with superb wrap-around gardens. Exceptionally well maintained throughout, this attractive property offers spacious and comfortable accommodation ideal for first-time buyers, growing families, or those commuting to Belfast.

Internally, the home boasts three well-proportioned bedrooms, all benefiting from ample integrated storage, a bright and spacious lounge, separate dining room, and a modern Shaker-style kitchen. A contemporary shower room and floored roofspace further enhance the practicality and appeal of this superb home.

Outside, the beautifully maintained gardens provide excellent outdoor space rarely found with properties of this type. Conveniently located close to a range of local amenities, reputable schools, and excellent transport links, this fantastic home combines comfort, space, and convenience in an ideal setting.

HALLWAY 16'3 x 6'5 (4.95m x 1.96m)
Composite front door with glazed insets and side panels.

LIVING ROOM 14'9 x 12 (4.50m x 3.66m)
Feature electric fire with wood surround and mantle. Contrasting tiled inset and hearth. Cornice ceiling.

FITTED KITCHEN 7'3 x 8'1 (2.21m x 2.46m)
Shaker style kitchen with contrasting wooden worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated induction hob. Integrated extractor fan. Integrated eye level oven and grill. Tiled flooring. Access to rear garden.

DINING ROOM 11'2 x 11'2 (3.40m x 3.40m)
Laminate wood effect flooring.

FIRST FLOOR

BEDROOM 1 12'3 x 9'9 (3.73m x 2.97m)
Laminate wood effect flooring. Integrated wardrobes. Access to storage.

BEDROOM 2 13'6 x 9'5 (4.11m x 2.87m)
Cornice ceiling. Access to storage.

BEDROOM 3 8'7 x 10 (2.62m x 3.05m)
Laminate wood flooring. Built in sliderobes.

LANDING 8'9 x 6'8 (2.67m x 2.03m)
Access to floored roofspace via slingsby ladder.

BATHROOM 6'4 x 5'6 (1.93m x 1.68m)
White suite comprising fully enclosed mains shower unit. Vanity sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Composite finished walls. Vinyl flooring.

OUTSIDE
Front, side and rear laid in lawns bordered by mature shrubbery and flowerbeds.

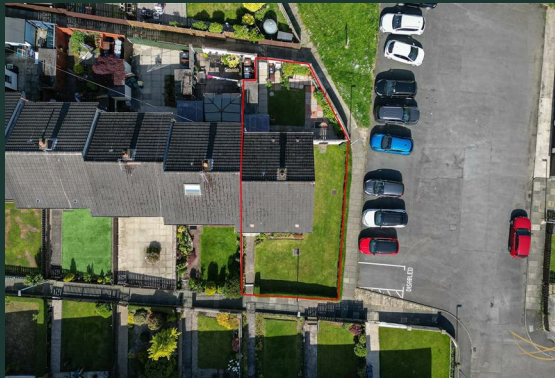
Feature paving. Pergola. Outbuilding. Outdoor tap. Outdoor lighting. Outdoor sockets.

Allocated parking.

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Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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