



15 Martin Park

Newtownabbey, BT37 9RQ



Offers over £159,950



Nest Estate Agents are delighted to bring to the market this well-maintained three-bedroom end-terrace property, ideally situated in the popular Martin Park development just off the Shore Road in Newtownabbey.

The property offers spacious accommodation throughout, comprising a welcoming lounge with feature fire, modern kitchen with informal dining area, three well-proportioned bedrooms and a white shower room. Externally, the property benefits from a front garden, fully enclosed rear garden which has been paved for ease of maintenance, and a detached single garage.

The location is particularly convenient, being within walking distance of a wide range of local amenities and the Abbeycentre Shopping Centre. Excellent public transport links provide ease of access to Belfast, while the M2 motorway is also close at hand for those commuting further afield. The nearby Loughshore provides an excellent amenity for those who enjoy outdoor walks and the park.

An ideal home for the first-time buyer, this property combines well-maintained accommodation with excellent convenience and a sought-after location. Early viewing is highly recommended.

HALLWAY 4'8" x 5'3" (1.42m x 1.60m)
uPVC front door with feature glazed insets. Tiled flooring.

LIVING ROOM 14'4" x 12' (4.37m x 3.66m)
Feature electric fire. Tiled hearth. Cornice ceiling.

FITTED KITCHEN 15'3" x 8'8" (4.65m x 2.64m)
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with mixer taps and drainer. Integrated electric oven and hob. Integrated stainless steel extractor fan. Space for washing machine. Tiled flooring. Tiled splashback. Cornice ceiling. Patio doors to rear garden.

STORAGE 5'9" x 2'10" (1.75m x 0.86m)

FIRST FLOOR

BEDROOM 1 11'9" x 8' (3.58m x 2.44m)

BEDROOM 2 8' x 8'7" (2.44m x 2.62m)
Built in sliderobes.

BEDROOM 3 6'4" x 7'10" (1.93m x 2.39m)
Access to storage.

STORAGE 5'5" x 2'5" (1.65m x 0.74m)

BATHROOM 6'9" x 5'5" (2.06m x 1.65m)
White suite comprising fully enclosed shower. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled walls. Cornice ceiling.

OUTSIDE
Fully enclosed rear paved garden. Outdoor tap. Outdoor light.

Front laid in lawn with mature shrubbery. Tarmac finished driveway for multiple vehicles.

Detached single garage.

GARAGE 11'5" x 11'8" (3.48m x 3.56m)
Light and power.



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 EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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