



FOR SALE

2 Mossvale Road
Newtownabbey, BT36 4TT



Offers over £249,950



A charming detached bungalow occupying a peaceful and picturesque position on Mossvale Road, Newtownabbey. Set within generous mature gardens and surrounded by attractive countryside, this well-proportioned home offers a wonderful sense of space, privacy and tranquillity.

The accommodation comprises a bright living room opening to a dining room, three bedrooms and a functional fitted kitchen. While the property would benefit from some modernisation, it offers excellent potential to create a comfortable and contemporary home in a highly appealing rural setting.

With its generous outdoor space, countryside surroundings and convenient location, 2 Mossvale Road represents an exciting opportunity for those seeking a peaceful home with scope to make it their own.

Additional c.0.25 acres of land available for purchase.

HALLWAY 10'5" x 6'2" and 18'10" x 2'11" (3.18m x 1.88m and 5.74m x 0.89m)
Solid wood front door. Glazed side panels. Access to roofspace. Access to storage.

STORAGE 3'3" x 2'8" (0.99m x 0.81m)

LIVING ROOM 19'2" x 10'6" (5.84m x 3.20m)
Feature red brick fireplace. Open to:

DINING ROOM 10' x 10'9" (3.05m x 3.28m)
Large picture window providing ample natural light.

FITTED KITCHEN 13' x 10'9" (3.96m x 3.28m)
Range of high and low level units with contrasting formica worktops. Stainless steel sink. Oil boiler.

BATHROOM 7'2" x 8'7" (2.18m x 2.62m)
White suite comprising paneled bath with mixer taps. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback.

BEDROOM 1 11'10" x 12'7" (3.61m x 3.84m)

BEDROOM 2 11'2" x 10'10" (3.40m x 3.30m)

BEDROOM 3 11'10" x 8'9" (3.61m x 2.67m)

OUTSIDE
Set on a generous site in lawn and paved sun patio to rear.

GARAGE 20' x 25'10" (6.10m x 7.87m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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



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		

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.

11 The Square Ballyclare, Co. Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com