



34 Archvale Park

Newtownabbey, BT36 6LL

Offers in excess of £157,500



Nest Estate Agents are delighted to bring to market this well presented semi detached property in the heart of Newtownabbey. Situated just off Ashgrove Road the property is in walking distance to local leading schools and other amenities. Glengormley village is a short distance away offering a vast array of local shops, coffee shops, restaurants, cinema and bowling alley. Public transport links are close to hand making this an ideal property for those commuting to Belfast City Centre.

The property comprises three bedrooms, a spacious lounge, a modern kitchen and open plan dining area and a family bathroom suite. Externally there is a driveway, an enclosed rear garden, and front garden.

This property will suit a wide range of purchasers from first time buyers and families, to those looking to downsize. We strongly advise early inspection to avoid disappointment.

ENTRANCE HALL 15'6" x 5'6" (4.57m'1.83m" x 1.52m'1.83m")
uPVC door with feature glass panels. Laminate wood flooring.

LOUNGE 10'9" x 16'5" (3.05m'2.74m" x 4.88m'1.52m")
Laminate wood effect flooring. Wall mounted feature chrome gas fire.

KITCHEN 9'11" x 16'9" (2.74m'3.35m" x 4.88m'2.74m")
Range of high and low level units with formica worktops. Electric hob and oven. Stainless steel extractor fan. Glass splashback. Stainless steel sink unit with mixer taps and drainer. Space for washing machine. Space for american style fridge freezer. Tiled floor. Recessed spotlights. Double doors leading to rear garden.

BEDROOM 1 15'1" x 8'1" (4.57m'0.30m" x 2.44m'0.30m")
Laminate wood effect flooring. Built in slide robes.

BEDROOM 2 10'9" x 8'1" (3.05m'2.74m" x 2.44m'0.30m")
Laminate wood effect flooring.

BEDROOM 3 9'9" x 7'4"
Laminate wood effect flooring. Built in storage.

BATHROOM 7'4" x 6'9" (2.13m'1.22m" x 1.83m'2.74m")
White bathroom suite comprising paneled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush w.c. Heated towel rail. Fully tiled walls. Laminate flooring.

OUTSIDE
Rear enclosed garden laid in lawn and decking area. Enclosed paved area. Outside light. Outside tap.

To the front of the property laid in lawn with mature shrubbery. Paved driveway.

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 Nest 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	
	72 75		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland 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.