



1 Richmond Road, Glengormley, Newtownabbey, BT36 5LD

Offers Over £189,950

- Detached villa in highly popular and convenient location
- Lounge through to dining room
- Modern shower room
- Gas fired central heating
- 3 Bedrooms
- Fitted kitchen
- Double glazing in uPVC frames
- Garden to front and rear

1 Richmond Road, Newtownabbey BT36 5LD

Situated in a highly popular and convenient location, this attractive detached villa offers comfortable family living with excellent accommodation throughout. The property comprises three well-proportioned bedrooms, a bright and spacious lounge open through to the dining room, and a fitted kitchen with ample storage and workspace. A modern shower room adds to the home's appeal, while double glazing in uPVC frames and gas fired central heating ensure warmth and efficiency year-round. Externally, the property benefits from gardens to both the front and rear, providing ideal outdoor space for relaxation, entertaining, or family use. Conveniently located close to local amenities, schools, and transport links, this excellent home will appeal to a wide range of purchasers seeking both comfort and convenience.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door

Lounge

14'5 x 11'10

Laminate wood flooring, brick fireplace with raised hearth, through to:

Dining Room

9'5 x 8'1

Laminate wood flooring

Kitchen

10'10 x 9'5

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, wall tiling, ceramic tiled flooring

First Floor

Landing

Shelved linen cupboard, access to roofspace

Bedroom (1)

11'6 x 10'0

Plus built in robes

Bedroom (2)

10'1 x 9'5

Bedroom (3)

8'3 x 7'5

Including built in robe with Worcester gas fired boiler

Shower Room

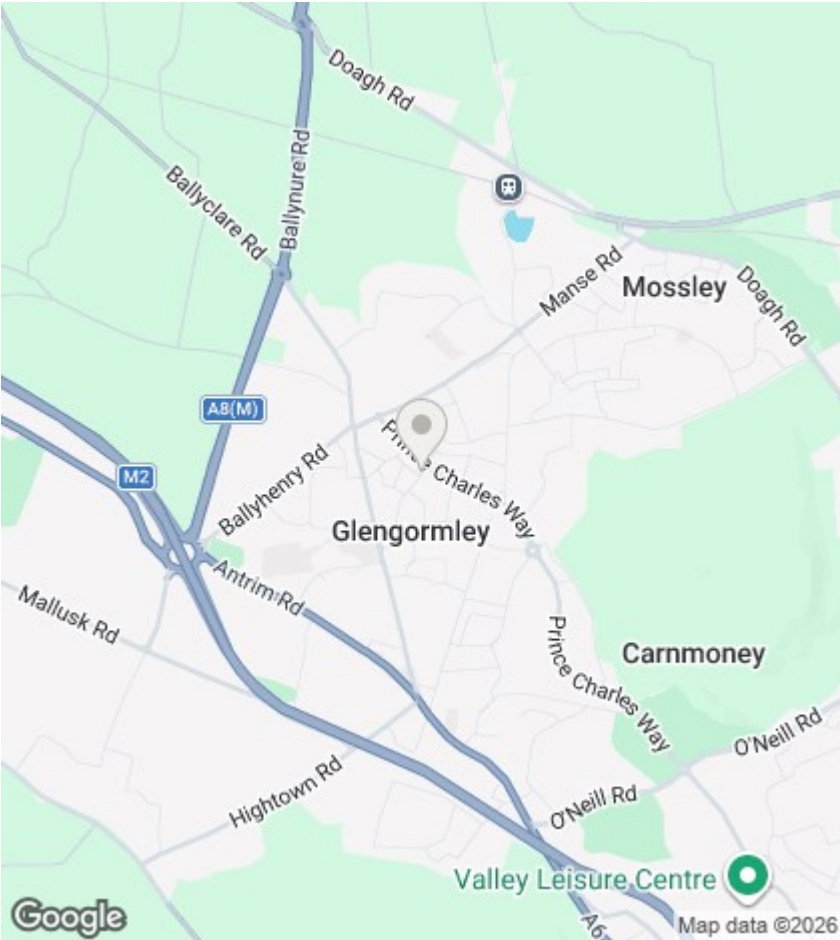
Glazed walk in shower area with feature rainfall shower and separate handheld shower, low flush W/C, vanity unit sink, PVC panelled walls and ceiling, downlighters, heated towel rail

Outside

Front in neat lawn

Paved to side

Garden to rear in lawn, paved area, outside light and tap



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC