



69 Ballyfore Road, Newtownabbey, BT36 6XT

- Mid Terrace Property
- Lounge
- Fully Tiled Bathroom
- PVC Double Glazing
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £94,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 14'3" x 13'11" (wps)

Focal point fireplace. Wood laminate floor covering. Glass panelled door leading to:

#### KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'2"

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor.



### **REAR HALL**

Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 10'10" x 10'0"**

Built in wardrobe. Wood laminate floor covering. Elevated rural view.

#### **BEDROOM 2 12'4" x 9'1"**

Built in wardrobe.

#### **BEDROOM 3 8'11" x 8'4" (wps)**

Built in wardrobe/store.

#### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC.

#### **EXTERNAL**

Front garden finished in lawn and paved patio area.

Entrance canopy.

External lighting.

Fully enclosed rear garden, finished in paved patio area and tree bark.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, three bedroom, mid terrace property, conveniently situated within the Ballyduff area of Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and fully tiled bathroom with three piece suite.**

**Externally, the property enjoys gardens front and rear, finished mainly in lawn and paved patio area.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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