



## 22 Sandymount Green

Newtownabbey, BT36 5FB

Offers Over £179,950



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood front door with fan light over. Stairwell to first floor. Tiled floor. Alarm panel.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

#### OPEN PLAN KITCHEN/LIVING/DINING AREA

26'10 x 15'3 (8.18m x 4.65m)

widest points. Modern fitted high gloss style kitchen with high and low level storage units and wood block effect work surface. Matching upstands. Stainless steel sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring gas hob and oven with stainless steel extractor fan over. Space and plumbing for washing machine. Gas fired central heating boiler (housed). Tiled floor to kitchen area.

Wood laminate floor covering to living and dining area. Matching island unit with breakfast bar. Access to store. PVC double glazed French doors to sunroom extension.

#### SUNROOM

16'9 x 12'0 (5.11m x 3.66m)

Wood laminate floor covering. PVC double glazed French doors to garden. Vaulted ceiling with recessed downlighting and Velux window.

### FIRST FLOOR

#### LANDING

Access to roof space and store.

### PRINCIPAL BEDROOM

11'10 x 9'1 (3.61m x 2.77m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Fully tiled walls to shower and tiled floor.

#### BEDROOM 2

9'5 x 8'3 (2.87m x 2.51m)

#### BEDROOM 3/STUDY

6'7 x 5'10 (2.01m x 1.78m)

Access to built in wardrobe.

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, semi-pedestal wash hand basin and WC. Chrome towel radiator. Part tiled walls and tiled floor.

#### EXTERNAL

Private driveway in tarmac.

Secluded rear garden in artificial grass and decorative stone, with south-west facing aspect.



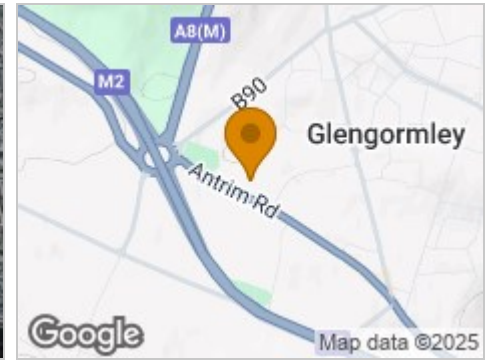
## Road Map



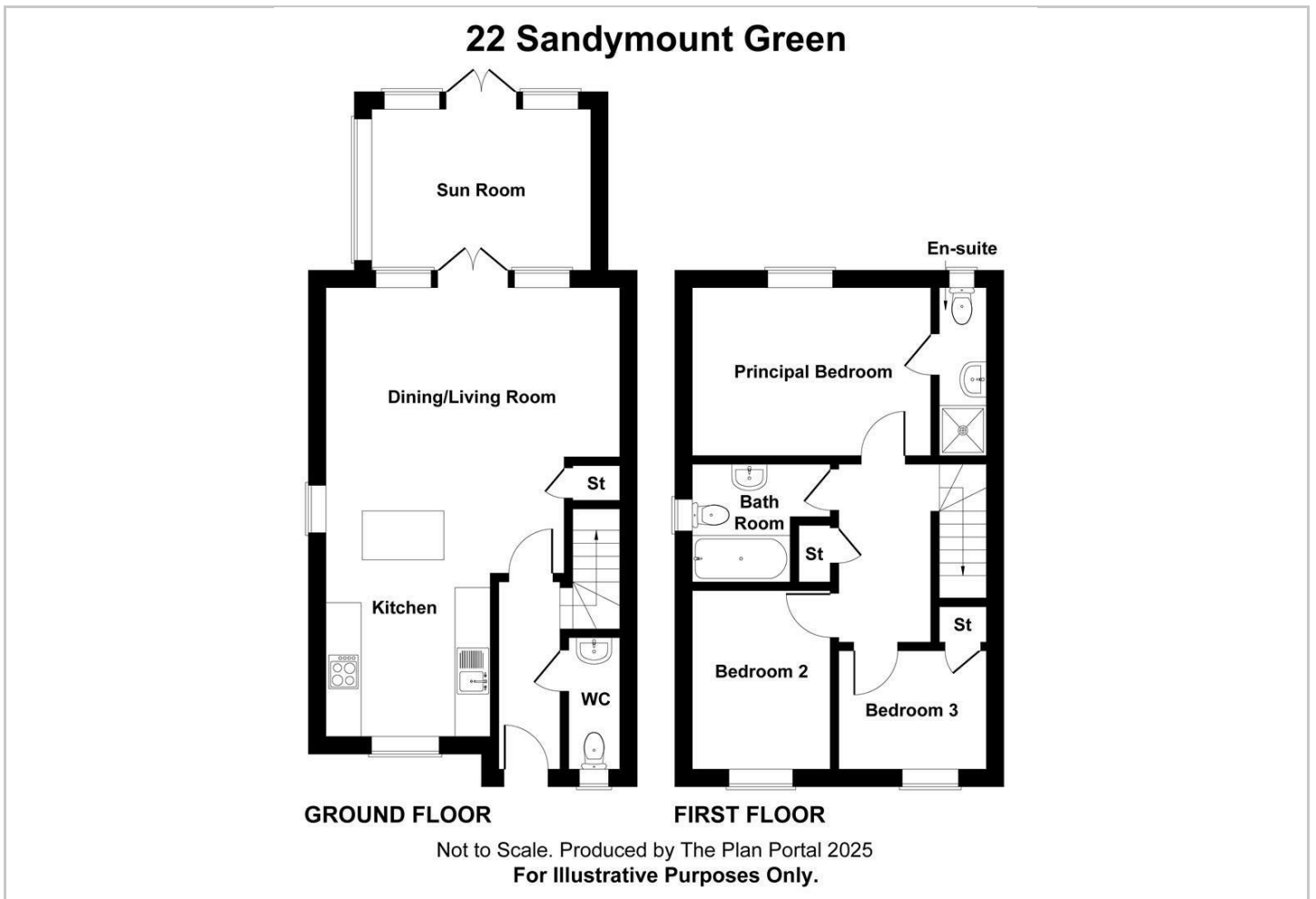
## Hybrid Map



## Terrain Map



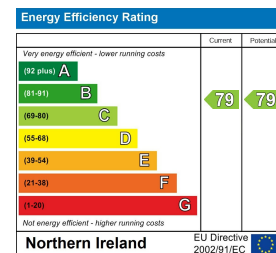
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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