



7 Ballyduff Gardens, Newtownabbey, BT36 6XG

- Mid Terrace Property
- Lounge
- Deluxe Shower Room
- Low Maintenance Gardens
- Views Towards Ballyearl, Knockagh and Belfast Lough
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Convenient Location
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 14'2" x 13'11"

Elevated rural view towards Belfast Lough. Contemporary, focal point, wall mounted, electric fire. Wood laminate floor covering. Glass panelled door leading to:



KITCHEN THROUGH DINING ROOM 17'6" x 10'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, Ceramic hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store. Composite, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 9'3" (plus recess)

Elevated rural view towards Belfast Lough. Built in wardrobe. Access to shelved hot press. Timber flooring.

BEDROOM 2 10'11" x 10'4"

Built in wardrobe. Timber flooring.

BEDROOM 3 8'11" x 8'2" (wps)

Elevated rural view towards Knockagh and Belfast Lough. Built in wardrobe/store. Gas fired central heating boiler. Timber flooring.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Mira power shower unit. Towel radiator. Tile effect panelling to walls. Tile effect LVT flooring.

EXTERNAL

Low maintenance front garden finished in brick pavior.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in tarmac.

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.



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

The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating, PVC double glazing, and elevated rural views toward Ballyearl, Knockagh and Belfast Lough.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 are 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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