ULSTER PROPERTY SALES
UPS

GLENGORMLEY BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

20 Cedar Hill
Ballycraigy Road, Newtownabbey, BT36 5PH

Offers Around
£234,950

We are delighted to offer for sale this attractive and deceptively spacious detached villa which is located in a very popular residential area just off the much sought after Ballycraigy Road and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace, family room with PVC double glazed double doors to rear, fitted kitchen / diner with space for appliances and a matching utility room with access to rear. Also on the ground floor is a bedroom with ensuite.
Upstairs there are a further two large bedrooms and a bathroom with soft cream coloured suite.
Other benefits include PVC double glazing and oil heating.
Outside there is a tarmac driveway for ample parking leading to a detached garage, garden to front in lawn and garden to rear in lawn with paved patio area.

Early viewing recommended !!

20 Cedar Hill
Ballycraigy Road, Newtownabbey, BT36 5PH

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- Detached Villa
- Fitted Kitchen / Diner
- Detached Garage
- 3 Beds Master Ensuite
- Utiity Room
- Cul De Sac Position
- 2 Reception Rooms
- PVC Double Glazing / Oil

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Leaded glass side panels, radiator

LOUNGE
15'11" x 13'0" (4.85m" x 3.96m")
Attractive fireplace, tiled inset, mahogany surround, radiator

KITCHEN / DINER
14'2" x 11'8" (4.32m" x 3.56m")
Range of high and low level units, formica worktop, basin 1/2 sink unit, cooker space, extractor fan, integrated fridge, partly tiled walls, tiled floor, radiator

UTILITY ROOM
Matching low level units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, under freezer space, fridge / freezer space, tiled floor, radiator, double glazed back door

FAMILY ROOM
11'9" x 11'8" (3.58m" x 3.56m")
Pvc double glazed double doors to rear, radiator

BEDROOM 1
Radiator

ENSUITE
Fully tiled shower cubicle, Mira shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2
13'11" x 13'0" at widest (4.24m" x 3.96m" at widest)
Radiator, hotpress, built in double robes

BEDROOM 3
16;4" x 11'8" (4.88m;1.22m' x 3.56m")
Radiator

BATHROOM
Soft cream coloured suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator, velux window

OUTSIDE
Tarmac driveway for ample parking leading to a detached garage roller shutter door, oil boiler
Garden to front in lawn
Garden to rear in lawn with paved patio area
Oil tank
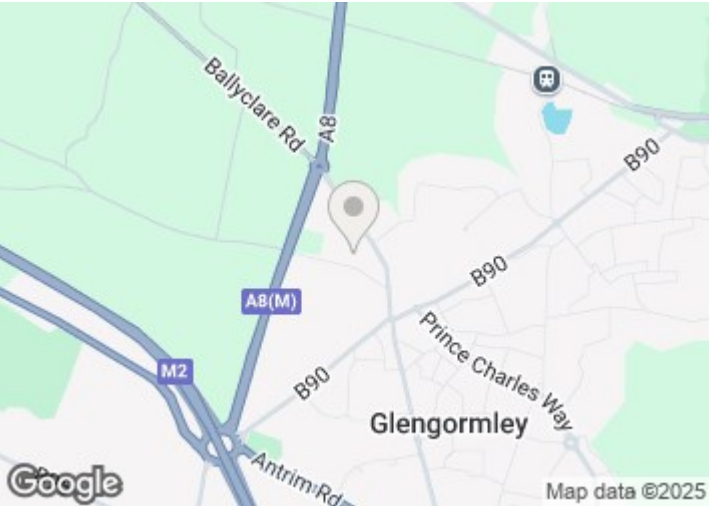
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC

Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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BALLYNAHINCH	CAVEHILL	FORESTSIDE	NEWTOWNARDS	
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The Property Ombudsman SALES

OFT Approved code

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