

## 19 Richmond Gardens, Newtownabbey, BT36 5LA



- Beautifully Presented Semi-Detached
- 3 Bedrooms
- 2+ Receptions
- Modern Shaker Kitchen with Dining Aspect
- Superb Sun Lounge Extension
- First Floor White Bathroom Suite
- Floored Roof Space with Velux Windows
- Detached Garage with Power and Light
- PVC Double Glazed/Oil Fired Central Heating
- Popular Convenient Residential Location

**£179,950**

*Positioned within a highly regarded convenient location close to local schools, shops and public transport. This semi detached enjoys a well planned living layout, briefly comprising 3 bedrooms, lounge, superb sun lounge extension, modern shaker style kitchen with dining aspect, first floor bathroom suite and floored roof space with velux windows. Beautifully presented, this home will ideally suit a variety of purchaser. An early viewing is highly recommended.*

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BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screens into entrance hall with hard wood effect laminate flooring extending throughout.

LOUNGE 14'5" x 11'9"

Attractive feature fireplace with decorative wooden mantle, granite hearth and inset electric fire. Open into:

MODERN KITCHEN WITH DINING ASPECT 17'8" x 10'9"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing cooker. Over head extractor fan housed in stainless steel chimney with glass hood. Integrated dish washer. Plumbed for washing machine. Space for free standing fridge freezer. French doors into:

SUPERB SUN LOUNGE 11'9" x 9'2"

PVC Double glazed. PVC double glazed door to rear garden

FIRST FLOOR

BEDROOM 1 11'5" x 9'10"

Built in storage wardrobe space.

BEDROOM 2 9'2" x 7'10"

Built in 3 bay mirrored slide robes. Quality laminate flooring.

BEDROOM 3 8'2" x 7'2"

Presently used as storage. Stairs to loft conversion.

WHITE BATHROOM SUITE

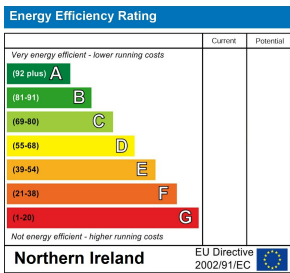
Comprising panel bath with glazed shower screen and electric shower unit, pedestal wash hand basin with monobloc tap and button flush WC. Tiled walls and tiled floor.

FLOORED ROOF SPACE 17'8" x 11'5"

Perfect storage facility or suitable for home office / play room. Velux windows.

OUTSIDE

Neat well maintained garden to front, laid in lawn. Private driveway to side, accessed via twin gate, leading to detached garage. Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved patio area and walkways. Detached Garage - 18'0" x 11'5". Power and light. Up and Over door.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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