

## **35 Ballyearl Drive, Newtownabbey, BT36 5XJ**



- *End Townhouse*
- *3 Bedrooms*
- *1+ Reception*
- *Shaker Style Fitted Kitchen*
- *Modern White Bathroom Suite*
- *Oil Fired Central Heating*
- *PVC Double Glazed Windows*
- *Far Reaching Views*
- *Excellent First Time Buy*

**PRICE Offers Over £59,950**

*Enjoying an open aspect this End Townhouse benefits from a well planned living layout, PVC double glazing, oil fired central heating and shaker style fitted Kitchen. Suitable for First Time Buyers and Investors alike an early viewing is recommended.*

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**Antrim**  
12 Church Street  
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

## Ground Floor

PVC double glazed front door into Entrance Hall. Large storage cupboard.

## OPEN PLAN LOUNGE WITH DINING ASPECT 19'8 x 11'4

Beech effect laminate strip flooring. Open aspect to front with views extending towards Knockagh and beyond.

## MODERN SHAKER STYLE FITTED KITCHEN 11'6 x 7'6

Equipped with a comprehensive range of high and low level fitted shaker style units. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Single drainer sink unit with swan neck mixer tap. Plumbed for dishwasher. Tiled floor.

## REAR HALL

Tiled floor. PVC double glazed door to garden.

## First Floor

### BEDROOM 1 11'8 x 11'6

at max. Enjoying views to open aspect.

### BEDROOM 2 11'9 x 8'0

### BEDROOM 3 12'6 x 5'9

## MODERN WHITE BATHROOM SUITE

Comprising pedestal wash hand basin. Button flush WC. Panelled bath with electric shower unit. Tiled floor. Fully tiled walls.

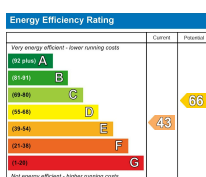
## Outside

Enclosed private garden to front in pink stone. Private enclosed garden to rear screened by perimeter fence. Steps to raised patio area.



### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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