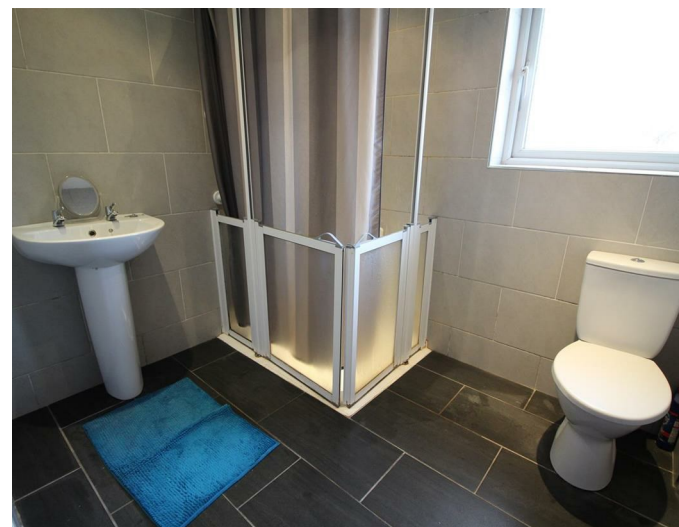


40 Ballyhenry Avenue, Newtownabbey, BT36 5AZ



- *Extended End Townhouse*
- *3/4 Bedrooms*
- *1+ / 2 Receptions*
- *Ground Floor Modern Shower Room*
- *1st Floor Coloured Bathroom Suite*
- *PVC Double Glazed Windows*
- *Oil Fired Central Heating*
- *Popular Convenient Location*
- *Excellent First Time Buy*

PRICE Offers Over £99,950

Positioned within a popular established location within walking distance of Schools, Shops and Public Transport this extended End of Terrace property enjoys a spacious living layout incorporating 4 Bedrooms, 2 Bathrooms and private gardens. With a high level of demand anticipated an early viewing highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carnoney Road
BT36 6HN
Tel: (028) 9083 0803

Ground Floor

PVC double glazed front door into Entrance Hall with laminate plank flooring. French door into:

LOUNGE

14'0 x 13'6 (4.27m x 4.11m)

Attractive quartz tiled fireplace with matching hearth. Oak effect laminate flooring. French door into:

KITCHEN WITH DINING ASPECT

17'3 x 10'1 (5.26m x 3.07m)

Equipped with a comprehensive range of high and low level fitted units. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring hob. Concealed overhead extractor fan. Integrated dishwasher. Tiled floor. Part tiled walls. PVC double glazed door to garden.

FAMILY ROOM OR BEDROOM 4

12'9 x 12'4 (3.89m x 3.76m)

GROUND FLOOR WET ROOM STYLE SHOWER ROOM

Comprising button flush WC. Pedestal wash hand basin. Open shower enclosure. Fully tiled walls. Tiled floor.

First Floor

BEDROOM 1

10'1 x 10'0 (3.07m x 3.05m)

Fitted with a range of built in bedroom units plus separate storage cupboard.

BEDROOM 2

10'9 x 10'0 (3.28m x 3.05m)

Built in double wardrobe plus large shelved hotpress.

BEDROOM 3

8'8 x 8'0 (2.64m x 2.44m)

Built in double wardrobe.

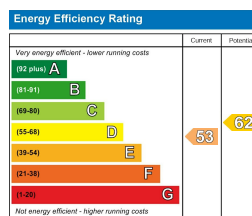
COLOURED BATHROOM SUITE

Comprising low flush WC. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls.

Outside

Neat well maintained garden to front in lawn stocked with a variety of shrubs. Private enclosed garden to rear screened by perimeter fence. Outside tap. Outside light.

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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

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Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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