

## 4 Richmond Parade, Newtownabbey, BT36 5LB



- **Extended Semi Detached**
- **3 Bedrooms**
- **2+ Reception Rooms**
- **Sun Lounge Extension To Rear**
- **Kitchen With Dining Aspect**
- **PVC Double Glazed Windows**
- **Modern First Floor Shower Room**
- **Detached Garage/ Oil Fired Central Heating**
- **Floored And Sheeted Roof Space**
- **Popular Convenient Location/ Excellent First Time Buy**

**PRICE Offers Around £134,950**

*Positioned within a quiet cul de sac in a highly regarded convenient location close to local schools, shops and public transport. This 3 bedroom extended semi detached will ideally suit the first timer buyer searching for a home with a well planned living layout at an affordable price.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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12 Church Street  
BT41 4BA  
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Ballyclare  
51 Main Street  
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Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

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

## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door with leaded glass side screen into:-

### ENTRANCE HALL

#### LOUNGE 14'4" x 11'10"

At max. Feature stone fireplace with raised stone hearth.

#### OPEN PLAN KITCHEN/ DINING 17'9" x 10'1"

Equipped with a range of high and low level fitted units. Single drainer sink unit with mixer tap. Leaded glass display cabinet. Space for freestanding cooker. Sliding double glazed door to sun room.

#### SUN ROOM 12'0" x 7'5"

Tiled floor. PVC double glazed door to garden.

### FIRST FLOOR

#### BEDROOM 1 11'4" x 10'1"

Built in double wardrobe with matching overhead storage units.

#### BEDROOM 2 9'9" x 9'4"

#### BEDROOM 3 8'3" x 7'4"

Built in storage cupboard.

#### LANDING AREA TO ROOF SPACE 17'8" x 11'6"

At max. Floored and sheeted roof space via slingsby style ladder. Excellent potential.

### LUXURY MODERN SHOWER ROOM

Comprising low flush w.c, wash hand basin in modern vanity unit, large shower enclosure with electric shower. Contrasting PVC panelled ceiling and panelling.


### OUTSIDE

Neat garden to front stocked with a variety of shrubs.

Twin gates to side leading to:-

### DETACHED MATCHING GARAGE

Private enclosed garden to rear. Fully paved and screened by perimeter fence.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### IMPORTANT NOTE TO ALL PURCHASERS:

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