

27 Ballyfore Gardens, Newtownabbey, BT36 6XY



- End Town House
- 3 Bedrooms
- 1 Reception Room
- Far Reaching Views Extending Towards Belfast Lough
- Modern Contemporary Fitted Kitchen/ Dining Aspect
- Modern First Floor Shower Room
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent First Time Buy
- Popular Convenient Location



PRICE Offers Over £84,950

Positioned within a highly popular and convenient location this well maintained end town house has been extensively modernised by the present vendors. Enjoying far reaching unspoilt views extending towards Belfast Lough this home will ideally suit the first time buyer.

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

ACCOMMODATION

GROUND FLOOR

PVC front door into:-

ENTRANCE PORCH

LOUNGE 14'3" x 13'3"

Attractive 'White Wash' effect laminate flooring. Open plan into:-

OPEN PLAN CONTEMPORARY KITCHEN WITH DINING ASPECT 15'0" x 10'9"

At max. Equipped with a comprehensive range of high and low level gloss fitted units with co-ordinating work surfaces. Single drainer sink unit with swan neck mixer. Plumbed for dish washer. Integrated oven with 4 ring hob and overhead extractor fan. Low voltage recessed lighting. Understair storage cupboard.

REAR PORCH 5'0" x 4'9"

PVC double glazed doors to garden.

FIRST FLOOR

BEDROOM 1 11'10" x 10'8"

At max. Far reaching views towards Belfast Lough.

BEDROOM 2 10'2" x 8'3"

Wall to wall fitted mirrored sliderobes.

BEDROOM 3 8'7" x 8'1"

Laminate flooring. Far reaching views towards Belfast Lough.

MODERN SHOWER ROOM

Comprising quarter rounded shower cubicle, wash hand basin in modern vanity unit and button flush w.c.

OUTSIDE

Neat garden to front.

Private enclosed walled garden to rear. Fully paved with feature raised beds.

OUTSIDE ADJACENT UTILITY STORE 9'0" x 6'1"

With light and power. Oil fired central heating boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

IMPORTANT NOTE TO ALL PURCHASERS:

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