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## 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.

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#### 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-ordating 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.

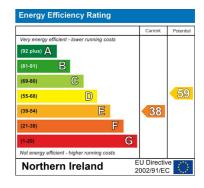
#### **OUTSIDE**

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.



#### IMPORTANT NOTE TO ALL PURCHASERS:

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

