

23 Graymount Park, Newtownabbey, BT36 7DT



- **Well Presented Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Modern Beech Effect Fitted Kitchen**
- **White Three Piece Bathroom Suite**
- **Convenient Location**
- **Gas Fired Heating**
- **Double Glazing**
- **Ideal For First Time Buyer/ Investor**

PRICE Offers Around £74,950

This 3 bedroom semi-detached provides an excellent opportunity for first time buyers or potential investors. Boasting a white three piece bathroom suite, modern beech effect fitted kitchen and extensive gardens to rear. Early viewing is recommended to avoid disappointment.

>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 double glazed door into:-

ENTRANCE HALL

Large understairs storage cupboard. Beech effect laminate flooring leading to:-

LIVING ROOM 15'2" x 9'10"

At widest points.

KITCHEN 9'1" x 9'1"

Equipped with a range of high and low level fitted units with contrasting work surfaces. Space for free standing oven. Plumbed for washing machine. Space for fridge freezer. 'Combi C30 Boiler' to rear wall. Stainless steel single drainer sink unit with mixer taps. Quarry Tiled floor. Fully tiled walls. PVC double glazed door to rear.

FIRST FLOOR

BEDROOM 1 9'9" x 8'8"

At widest points. New carpet installed.

BEDROOM 2 9'4" x 7'2"

At widest points. New carpet installed.

BEDROOM 3 9'1" x 6'1"

At widest points. New carpet installed.


BATHROOM

With white three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin with mixer tap and button flush w.c. Fully tiled walls. Laminate flooring.

OUTSIDE

Front enclosed garden screened by perimeter fence.

Extensive rear garden screened by perimeter wall & fence with concrete patio area with paved walkways.

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

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