

8 Farmley Park, Newtownabbey, BT36 7TT



- Extended Semi Detached
- 3 Bedrooms/ 1+ Reception Room
- Prime Extensive Corner Site
- Popular Convenient Central Location
- PVC Double Glazed Windows/ Gas Heating
- Modern White Bathroom Suite
- Driveway To Rear With Parking Forecourt
- Fully Floored And Sheeted Roof Space
- Ground Floor Study Area/ Utility Area
- Garden Room/ Cabin

PRICE Offers Over £169,950

Positioned in a popular central location within walking distance of all local amenities including shops, schools and public transport. This 3 Bedroom Semi Detached boasts a large extensive prime corner site with a private mature garden plus a large parking area to side suitable for a variety of vehicles plus a bespoke wooden cabin/ garden room perfect for home office or teenagers den etc. The roofspace is fully floored and is an ideal playroom / storage facility an early viewing is advised to disappointment

Potential development opportunity to split site subject to appropriate architectural advice and planning.

>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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

PVC double glazed front door into:-

SPACIOUS RECEPTION STYLE HALL

Understairs storage cupboard.

LOUNGE

22'0" x 10'6" (6.71m x 3.20m)

Rustic oak effect laminate strip flooring. Twin PVC double glazed doors to garden and veranda area.

MODERN KITCHEN

9'7" x 7'8" (2.92m x 2.34m)

Fitted with a range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit with mixer taps. Integrated oven with separate 4 ring hob.

STUDY

10'10" x 5'9" (3.30m x 1.75m)

UTILITY AREA

6'0" x 6'6" (1.83m x 1.98m)

Plumbed for washing machine.

FIRST FLOOR

BEDROOM 1

11'3" x 11'0" (3.43m x 3.35m)

Laminate flooring. Built in wardrobe.

BEDROOM 2

10'4" x 9'8" (3.15m x 2.95m)

Built in wardrobe. Laminate flooring.

BEDROOM 3

9'1" x 6'8" (2.77m x 2.03m)

Built in wardrobe. Laminate flooring.

WHITE BATHROOM SUITE

Comprising P shaped bath with fixed shower screen, pedestal wash hand basin and low flush w.c. Tiled floor.

LANDING AREA ACCESS TO ROOF SPACE

14'0" x 11'0" (4.27m x 3.35m)

With power and light and velux window. Floored and sheeted. Perfect storage facility/ Play room.

OUTSIDE

Prime mature private extensive corner site.

Bespoke cabin with twin PVC double glazed doors. Laminate flooring. W.c. and wash hand basin. Perfect for games room/ home office.

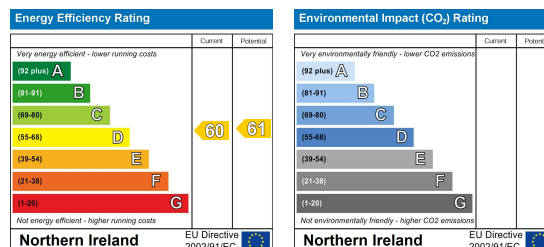
Private paved secure parking forecourt to side suitable for a variety of vehicles.

Large garden to rear in lawn stocked with a variety of trees and shrubs.

IMPORTANT NOTE TO ALL PURCHASERS:

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

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