



## 13 Ballycraigy Gardens, Newtownabbey, BT36 5XE

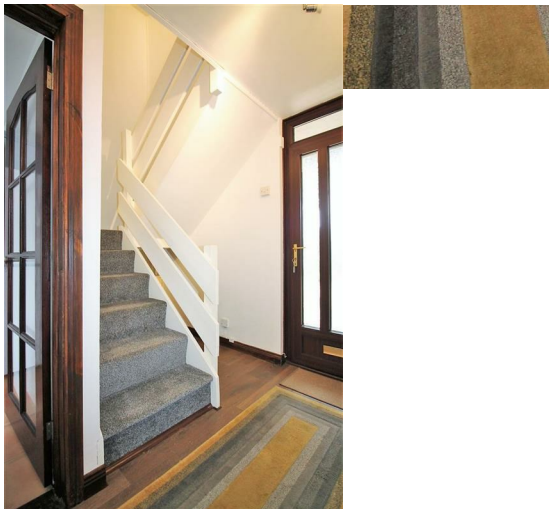
- Mid Terrace
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £79,950

EPC Rating D







## PROPERTY DESCRIPTION

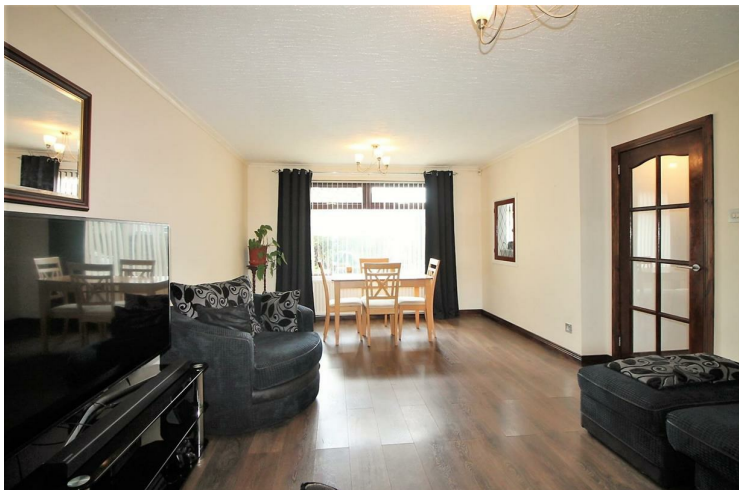
### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE THROUGH DINING ROOM widest points

Dual aspect windows. Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA widest points**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Matching breakfast bar area. Colour coded sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Fully tiled walls. Tiled floor. Glass panelled door leading to:

## **REAR HALL**

Tiled floor. Access to furnished cloakroom. PVC double glazed door leading to rear garden.

## **FURNISHED CLOAKROOM**

White two piece suite comprising vanity unit and concealed cistern WC. Fully tiled walls. Wood laminate floor covering.

## **FIRST FLOOR**

### **LANDING**

Access to walk in store/study, hot press and roof space.

### **BEDROOM 1 13'6" x 8'11"**

Wood laminate floor covering.

### **BEDROOM 2 11'6" x 10'7"**

Fitted wardrobes in mirror panelled sliding doors.

### **BEDROOM 3 10'8" x 5'9"**

### **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Folding shower screen over bath. Fully tiled walls.

## **EXTERNAL**

Low maintenance, fully enclosed front garden finished in decorative stone.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio and concrete service area.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Well presented, three bedroom, mid terrace property with fully enclosed gardens front and rear, located within the popular and conveniently situated New Mossley area of Newtownabbey. The property comprises entrance hall, lounge through dining room, modern fitted kitchen with informal dining area, rear hall, furnished cloakroom, three well proportioned first floor bedrooms, and bathroom with three piece suite. Externally the property enjoys low maintenance, fully enclosed front garden finished in decorative stone, and fully enclosed rear garden finished in lawn, paved patio and concrete service area. Other attributes include oil fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing strongly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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