



**28 Elmfield Road  
 Glengormley, Newtownabbey, BT36 6DN**

**Offers Around  
 £149,950**

We are delighted to offer for sale this extended semi detached villa which is located in a very popular residential area just off the O'Neill Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with brick fireplace and wood laminate flooring, large family / dining room with sliding patio doors to rear and open to a modern fitted kitchen with built in oven & hob, space for appliances.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to a detached garage, garden to front in lawn and garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 28 Elmfield Road

## Glengormley, Newtownabbey, BT36 6DN



- Extended Semi Detached Villa
- Modern Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Detached Garage
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Leaded glass front door, wood laminate flooring, radiator

#### LOUNGE

14'10" x 13'2" at widest (4.52m" x 4.01m" at widest)

Brick fireplace, wood laminate flooring, radiator

#### FAMILY / DINING ROOM

22'2" x 9'6" (6.76m" x 2.90m")

Wood laminate flooring, two radiators, double glazed sliding patio doors to rear, archway to kitchen

#### KITCHEN

10'0" x 6'2" (3.05m" x 1.88m")

Modern range of high and low level

units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls

#### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

14'11" x 9'10" (4.55m" x 3.00m" )

Built in wardrobe, cupboard and drawer, radiator

#### BEDROOM 2

10'2" x 9'8" (3.10m" x 2.95m")

Radiator

#### BEDROOM 3

11'10" x 6'7" at widest (3.61m" x 2.01m" at widest )

Radiator

#### BATHROOM

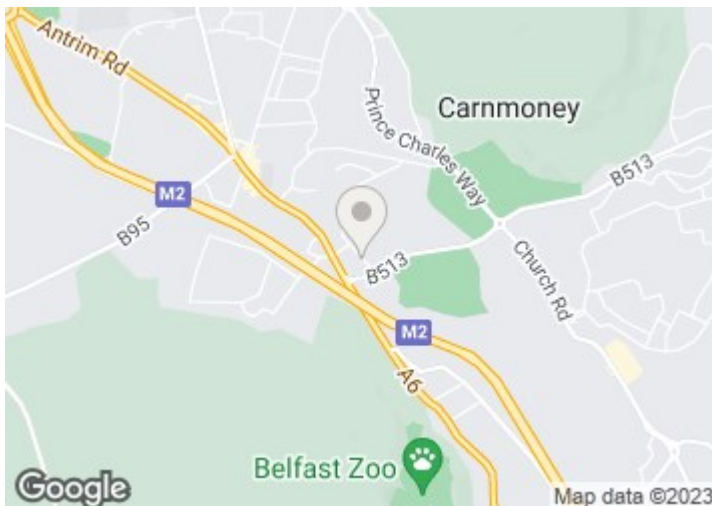
White suite comprising tongue & groove panelled bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

#### OUTSIDE

Tarmac driveway leading to a detached garage

Garden to front in lawn

Garden to rear in lawn with paved patio area



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>		65
(39-54) <b>E</b>	39	
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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