



21 Ballyhenry Crescent

Ballyhenry, NEWTOWNABBEY, BT36 5BE

Three-Bedroom, Semi-Detached Home.
Gas-Fired Central Heating.
Newly Refurbished Throughout.
Detached Garage.

A Barton Company have the pleasure of presenting FOR SALE, this newly refurbished, well-maintained semi-detached home in the popular 'Ballyhenry' Development. Newly fitted Luxury Kitchen and Bathroom suites and a beautiful interior finish make this family home, one not to miss. Register your interest for a viewing today!

For Sale

Offers Around £159,950

Viewing by appointment only through agents.

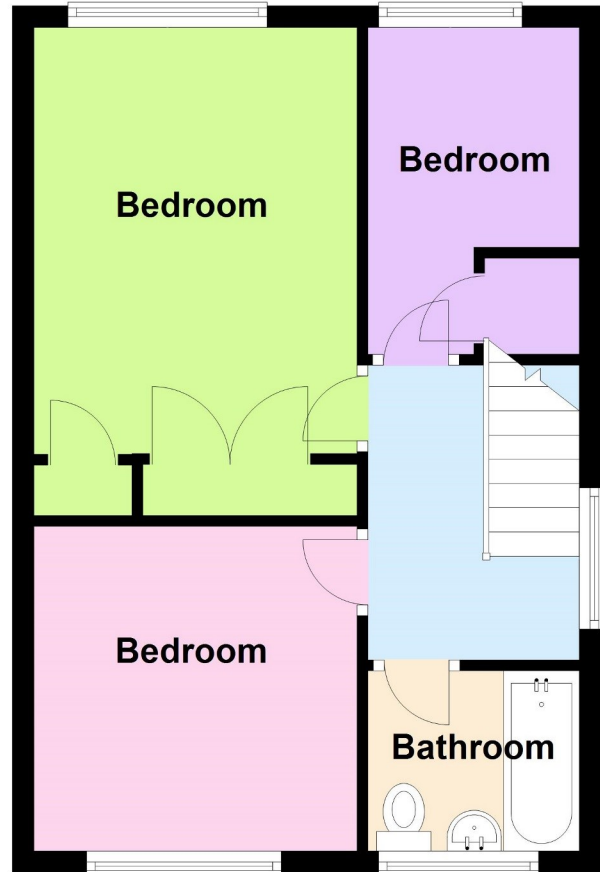
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Ground Floor



First Floor



- Three Bedrooms.
- Two Reception Rooms.
- Gas-Fired Central Heating.
- Newly fitted Modern Kitchen Suite.
- Recently fitted Modern Bathroom Suite.
- Newly redecorated throughout.
- New floor coverings throughout.
- uPVC framed, double glazed window and doors throughout.
- uPVC fascias, soffits and guttering.
- Large Detached Garage.
- Tarmac Driveway.
- Enclosed Rear Gardens.

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Accommodation comprises:

Ground Floor

Entrance Hall

'Mahogany'-effect uPVC glazed front entrance door. Dark grey contemporary tiles through Hall, Kitchen and Dining Room. Integral spot lighting. Contemporary glazed white internal doors. Single radiator. Newly carpeted stairs to landing.

Living Room

3.87 x 3.09m (12'8" x 10'2") max.

Painted, sandstone fireplace. Newly recarpeted. Double radiator. Integral spot lighting.

Dining Room

3.68 x 2.71m (12'1" x 8'11")

Continued tiles from kitchen and hall. 'Mahogany'-effect uPVC double-glazed door to rear garden. Double radiator. Centre spot lighting.

Kitchen

3.65 x 2.22m (12'0" x 7'3")

Newly fitted, Cobalt and White, 'Shaker'-style contemporary Kitchen comprising floor and eye level units with matching Formica work surfaces. Stainless steel sink and drainer with matching swan neck mixer taps. Tall, feature panel radiator. 'Beko' integrated electric oven and halogen hobs. Extractor unit canopy. Part-tiled wall in 'Subway' style. Continued floor tiling from hall and dinning room. Integral spot lighting. 'Mahogany'-effect uPVC double-glazed door to rear garden. Space, plumbing and power for washing machine and fridge/freezer.

First Floor

Landing

Newly carpeted. Centre pendant light. Access to roof space.

Master Bedroom

3.95 x 2.92m (13'0" x 9'7") max.

Newly carpeted. Single radiator. Centre pendant light. Built-in wardrobes.

Bedroom II

3.01 x 3.00m (9'11" x 9'10")

Newly carpeted. Single radiator. Centre pendant light.

Bedroom III

2.16 x 2.06m (7'1" x 6'9") min.

Newly carpeted. Single radiator. Centre pendant light. Boiler cupboard.



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Bathroom

1.95 x 1.87m (6'5" x 6'2")

White, three-piece bathroom suite comprising: Bath with glass shower screen and 'Triton' electric shower unit, Pedestal Wash Hand Basin and Low-Flush, Push-Button W.C. Ceramic tiled floors and part tiled walls. Centre spot lighting. Towel radiator.

Exterior

Detached Garage

Roller garage door. Hardwood side entrance door and framed window. Light and Power.

Neat **front garden** finished in pink stones for easy maintenance.

Large Tarmac **driveway** to side with ample parking.

Large private **rear gardens**, screed by perimeter fence.

For Sale

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Energy Performance Certificate Available on Request.

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

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		