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FOR SALE

346 Antrim Road, Glengormley, Newtownabbey, BT36 5EQ

3-Bedroom Semi-Detached Bungalow

LOCATION

Glengormley is a popular and rapidly expanding suburban town located in the greater Belfast Metropolitan Area, c. 8 miles North of Belfast City Centre and 1 mile from the Sandyknowes Roundabout junction off the M2 Motorway

The subject property is located on the Antrim Road, which serves as Glengormley's main thoroughfare and hosts a range of amenities including supermarkets, restaurants, pharmacies and a surgery.

The property bounded by commercial units to the west, with occupiers including Bupa Dental Care and the Indian Ocean Restaurant. On the eastern and southern boundaries, the property is neighboured by medium-density housing.

DESCRIPTION

The subject comprises a 3-bedroom semi-detached bungalow in need of some refurbishment. Internally the hallway leads to three double bedrooms, family bathroom, and living room leading to the kitchen. Off the kitchen is a lean-to / utility room providing access to an internal store and the private rear garden. The bedrooms and living room are fitted to include painted and plastered walls and carpeted floors whilst the kitchen benefits from modern upper and lower-level units with gloss finish. The family bathroom has tiled floors and a three-piece suite with bath / shower combo. The property has gas-fired central heating and double glazing throughout.

Externally there is parking to the front of the property, detached garage to the side, and a substantial garden to the rear.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Living Room	c. 14 sq m	147 sq ft
Kitchen	c. 12 sq m	126 sq ft
Master Bedroom	c. 13 sq m	136 sq ft
Bedroom 2	c. 10 sq m	105 sq ft
Bedroom 3	c. 8 sq m	89 sq ft
Bathroom		
Lean-to / Utility Room	c. 6 sq m	65 sq ft
Store	c. 5 sq m	51 sq ft
Garage	c. 15 sq m	163 sq ft
TOTAL ACCOMMODATION	c. 82 sq m	822 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9139





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SALES DETAILS

PRICE: Offers in the region of £175,000
 TITLE: Assumed freehold
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

TENANCY DETAILS

The tenants are overholding on an expired lease.

NAV (RATES PAYABLE)

CAPITAL VALUE: £85,000

Estimated rates payable in accordance with LPS Website: £743.58

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	28 F	
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.