



12 Birch View Ballyhenry Road, Newtownabbey, BT36 5ZE

**Offers Over
 £259,950**

We are delighted to offer for sale this attractive detached villa which is located in a very popular development just off the Ballyhenry Road and will ideally suit the growing family.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with hole in wall style fireplace and double glass panelled doors to a fitted kitchen / diner with built in oven & hob, integrated appliances and double glass panelled doors to a conservatory, separate family room and utility room.

Upstairs there are four bedrooms master with ensuite and a separate luxury bathroom with white suite. Other benefits include double glazing and oil heating.

Outside there is a brick paved driveway, garden to front in lawn, garden to rear in lawn with raised paved patio area.

Early viewing recommended !!

12 Birch View

Ballyhenry Road, Newtownabbey, BT36 5ZE



- Detached Villa
- Fitted Kitchen / Diner
- Double Glazing / Oil
- 4 Beds Master Ensuite
- Downstairs WC & Utility
- Cul De Sac Position
- 2 Receptions & Conservatory
- White Bathroom Suite

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

FURNISHED CLOAKROOM

Low flush wc, vanity unit, tiled floor

LOUNGE

16'10" x 14'8" at widest (5.13m x 4.47m" at widest)

Hole in wall style fireplace, multi fuel burning stove, granite hearth, stained floorboards, radiator, double glass panelled doors to

KITCHEN / DINER

22'0" x 10'10" (6.71m" x 3.30m')

Range of oak high and low level units, formica worktop, basin and a half stainless steel sink unit, built in double oven, ceramic hob, extractor fan, integrated dishwasher & fridge, partly tiled walls, tiled floor, radiator, double glass panelled door to

CONSERVATORY

9'2" x 8'5" (2.79m" x 2.57m")

Tiled floor, two radiators, pvc double glazed double doors to garden

UTILITY ROOM

9'5" x 7'1" (2.87m" x 2.16m")

High and low level units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine, radiator, access to garden

FAMILY ROOM

13'5" x 9'3" (4.09m" x 2.82m")

Solid oak flooring, radiator, built in storage

FIRST FLOOR

LANDING

Access to roofspace, hotpress

BEDROOM 1

16'8" x 8'11" at widest (5.08m" x 2.72m" at widest)

Beech flooring, radiator

ENSUITE

Pvc panelled shower cubicle, Mira electric shower, vanity unit, low flush wc, tiled floor, chrome heated towel radiator

BEDROOM 2

15'6" x 10'3" (4.72m" x 3.12m")

Radiator

BEDROOM 3

13'5" x 9'5" (4.09m" x 2.87m")

Wood laminate flooring, radiator

BEDROOM 4

12'3" x 8'0" (3.73m" x 2.44m")

Wood laminate flooring, radiator

BATHROOM

White suite comprising panelled bath, telephone hand shower, vanity unit, low flush wc, bidet, fully tiled shower cubicle, electric shower, partly tiled walls, tiled floor, radiator

OUTSIDE

Brick paved driveway

Garden to front in lawn

Garden to rear in lawn with raised paved patio area

Boiler house, oil tank



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark