

24 SANDYMOUNT GREEN

**Antrim Road
Newtownabbey BT36**

- Immaculately Presented Semi Detached
- 3 Bedrooms Master Ensuite
- Open Plan Living / Kitchen / Dining
- Downstairs WC
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

Offers Over £169,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled floor

FURNISHED CLOARKOOM

Semi pedestal wash hand basin, low flush wc, tiled floor

OPEN PLAN LOUNGE / DINER

16'6" x 15'3" (5.03m" x 4.65m")

Wood laminate flooring, built in cupboard with tumble dryer space, pvc double glazed double doors to garden, open to

KITCHEN

9'11" x 8'0" (3.02m" x 2.44m')

Fitted kitchen with range of high and low level units, formica worktop, stainless steel sink unit, stainless steel four ring

gas hob, formica worktop, dishwasher, stainless steel oven, plumbed for washing machine, gas boiler, tiled floor

FIRST FLOOR

LANDING

Access to roofspace, airing cupboard

BEDROOM 1

10'0" x 9'1" (3.05m" x 2.77m")

Sliding robes

ENSUITE

Semi pedestal wash hand basin, low flush wc, enclosed shower cubicle, tiled walls, tiled floor, chrome heated towel radiator

BEDROOM 2

9'6" x 8'3" (2.90m" x 2.51m")

BEDROOM 3

7'0" x 5'9" (2.13m" x 1.75m")

Wood laminate flooring, storage cupboard

BATHROOM

Semi pedestal wash hand basin, low flush wc, panelled bath, shower above, glass shower screen, chrome towel radiator, tiled floor

OUTSIDE

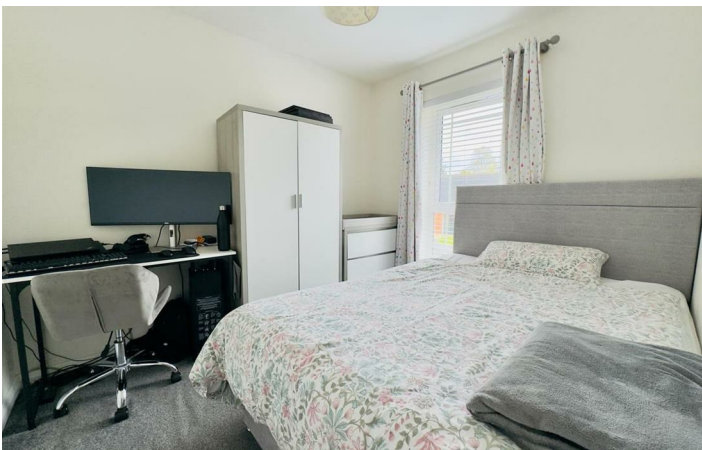
Tarmac driveway to side

Garden to front in lawn

Enclosed garden to rear in lawn with paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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