



**24 Sandymount Green**  
**Antrim Road, Newtownabbey, BT36 5FB**

**Offers Over**  
**£169,950**

We are delighted to offer for sale this well presented semi detached villa located within the ever popular Sandymount Green development, just off the Antrim Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, downstairs cloakroom, open plan living / kitchen / dining with modern range of units, built in oven & hob, space for appliances and pvc double glazed double doors to garden.

Upstairs there are three bedrooms, master ensuite and a separate contemporary family bathroom with white three piece suite.

Other benefits include pvc double glazing and gas heating

Outside there is a tarmac driveway, garden to front in lawn and an enclosed garden to rear in lawn with paved patio area

Early viewing recommended!!

# 24 Sandymount Green

## Antrim Road, Newtownabbey, BT36 5FB



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

### 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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 80                      | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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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