



## 1 Sandymount Green, Newtownabbey, BT36 5FB

- Modern Semi Detached Home
- Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Family Bathroom; En Suite Shower Room
- Private Driveway
- Convenient Location

Offers Over £184,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood front door with matching, double glazed fanlight over. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE 14'2" x 12'6" (wps)

Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 16'7" x 10'3" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors leading to rear garden.

## **UTILITY ROOM 7'3" x 5'2"**

Low level fitted storage unit with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match work surface. Gas fired central heating boiler. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space and store.

### **PRINCIPAL BEDROOM 14'2" x 12'5" (wps)**

### **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 10'4" x 8'7"**

Wood laminate floor covering.

### **BEDROOM 3 10'4" x 7'7"**

### **FAMILY BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator.

### **EXTERNAL**

Front and side gardens, finished in lawn.

Private driveway, finished in tarmac.

External lighting.

Fully enclosed rear garden, finished in lawn.

Outside tap.

Garden room and shed (available for purchase by separate negotiation).







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## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS


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



*Well presented, spacious, three bedroom, semi-detached home, occupying a prime site within the well sought after Sandymount Green development, Antrim Road, Glengormley, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility room, three well-proportioned bedrooms, to include principal en suite, and family bathroom, with white four piece suite. Externally, the property enjoys private driveway finished in tarmac, and fully enclosed rear garden, finished mainly in lawn. Other attributes include gas heating, PVC double glazing and convenient location. Early viewing highly recommended.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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