



**41 Forthill Gardens  
 Ballyduff, Newtownabbey, BT36 6QT**

**Offers Around  
 £109,950**

We are delighted to offer for sale this extremely well presented end terrace which is located just off the Fairview Road, Carnmoney and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with wood laminate flooring and a separate modern fitted kitchen / diner with built in oven & hob and access to rear.

Upstairs there are 3 bedrooms, all with wood laminate flooring & built in storage and a separate modern bathroom with white suite.

Other benefits include pvc double glazing and gas heating.

Outside there are double gates to rear leading to an attached garage, garden to front in lawn and a fully enclosed garden to rear with feature decking area.

**Early Viewing Recommended !!**

# 41 Forthill Gardens

## Ballyduff, Newtownabbey, BT36 6QT



- 3 Bedrooms
- Luxury White Bathroom
- Attached Garage
- Lounge
- Pvc Double Glazing
- End Terrace
- Modern Kitchen / Diner
- Gas Heating

### ACCOMMODATION COMPRISES;

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

##### LOUNGE

14'3" x 14'0" (4.34 x 4.27)  
Wood laminate flooring, radiator.

##### KITCHEN / DINER

17'5" x 11'7" AT WIDEST (5.31 x 3.53 AT WIDEST)  
Range of walnut effect high and low level fitted units with Formica worktops. Basin and a half stainless steel sink unit. Built in stainless steel under oven, ceramic hob and stainless steel extractor fan. Under fridge space. Plumbed for washing machine, partly tiled walls, tiled floor, radiator. Pvc double glazed back door.

#### FIRST FLOOR

##### LANDING

Wood laminate flooring, access to roofspace.

##### BEDROOM 1

10'8" x 10'2" (3.25 x 3.10)  
Wood laminate flooring, radiator, built in robe.

##### BEDROOM 2

12'3" x 10'8" AT WIDEST (3.73 x 3.25 AT WIDEST)  
Wood laminate flooring, radiator and storage cupboard with gas boiler.

##### BEDROOM 3

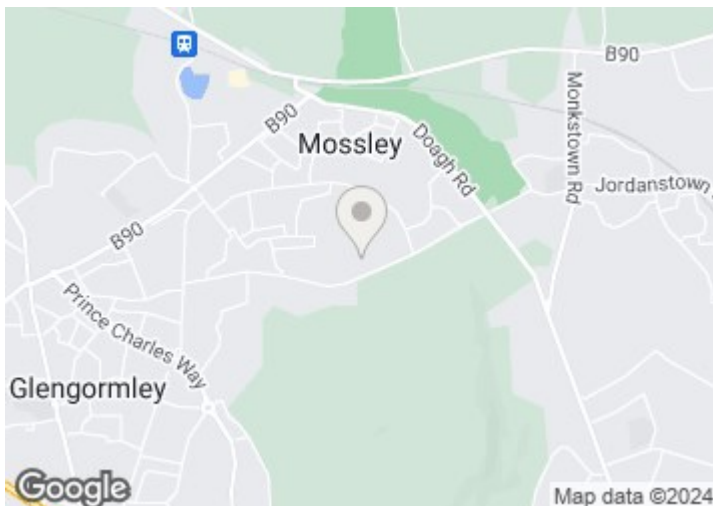
8'10" x 8'5" AT WIDEST (2.69 x 2.57 AT WIDEST)  
Wood laminate flooring, radiator, built in

#### BATHROOM

Modern white suite comprising: pvc tongue and groove panelled bath with electric shower above and screen, semi pedestal wash hand basin and low flush w.c. Fully tiled walls, tiled floor, chrome heated towel rail.

#### OUTSIDE

Double gates at rear opening to a paved driveway leading to an attached garage with up and over door, light and power. Garden to front in lawn. Fully enclosed paved garden to rear with feature decking area. Pvc fascia and guttering.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(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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