

## 9 Ballyhenry Gardens, Newtownabbey, BT36 5BA



- *Semi Detached Family Home*
- *3 Bedrooms*
- *1+ Receptions*
- *Luxury Fitted Kitchen with Dining Aspect*
- *Modern Family Bathroom*
- *Private Enclosed Garden to Rear*
- *Private Parking to Side*
- *PVC Double Glazed/Oil Fired Central Heating*
- *Popular Convenient Location*

### PRICE Offers Around £154,950

Positioned within a popular established convenient location close to schools, shops and public transport. This well presented, three bedroom semi detached home will ideally suit a first time buyer or young family. This home enjoys a well planned living layout incorporating 1+ receptions, a luxury open plan kitchen with dining aspect and modern family bathroom. Externally there is a well maintained private garden to rear and parking to side. With a high level of interest expected early viewing is recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass insets and matching side screen into well presented entrance hall with tiled flooring.

### LOUNGE 10'2" x 9'10"

Quality gloss laminate flooring.

### LUXURY FITTED KITCHEN/DINING 16'4" x 11'9"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and breakfast bar style return. Single drainer stainless steel sink unit with mono block tap. Equipped with an integrated eye level oven and separate four ring electric hob with over head extractor fan housed in a stainless steel canopy. Space for free standing fridge freezer. Plumbed for washing machine. Space for free standing tumble dryer. Quality laminate flooring. Part tiled walls. PVC double glazed door to rear garden.

### FIRST FLOOR

Access to shelved storage cupboard. Access to roof space.

### BEDROOM 1 12'1" x 9'6"

Quality laminate flooring.

### BEDROOM 2 12'5" x 9'6" (at widest points)

Quality laminate flooring.

### BEDROOM 3 7'6" x 7'6"

Quality laminate flooring. Presently used as home office.

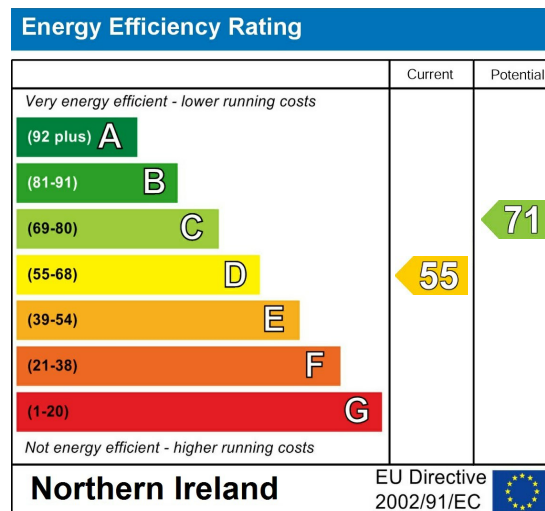
### MODERN FAMILY BATHROOM

Comprising button flush WC. Pedestal wash hand basin. Panelled bath with glass shower screen and electric shower unit. Fully tiled walls. Tiled floor. Painted wood panelled ceiling.

### OUTSIDE

Neat well maintained garden to front laid in lawn. Parking to side with ample space for a variety of vehicles.

Private enclosed garden to rear laid in lawn with paved patio area. Perfect for family barbecues. Screened by perimeter fence.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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