



## 19 Burnthill Gardens Glengormley, Newtownabbey, BT36 5HE

**Offers Around  
 £149,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular residential area just off the Burnthill / Ballyclare Roads and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall, lounge with feature wall mounted electric fire and a fitted kitchen / diner with built in oven & hob and access to rear.

Upstairs there are three bedrooms, and a fully tiled bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, garden to front in lawn and a paved garden to rear.

**Early viewing recommended !!**

# 19 Burnthill Gardens

Glengormley, Newtownabbey, BT36 5HE



- Semi Detached Villa
- Fitted Kitchen / Diner
- Gas Heating
- Three Bedrooms
- White Bathroom Suite
- Driveway & Gardens
- Lounge
- PVC Double Glazing

## Accommodation Comprises:

### Ground floor

#### Entrance Hall

Pvc double glazed front door, tiled floor, radiator.

#### Lounge

14'2" x 10'10" (4.32 x 3.30)  
Feature wall mounted electric fire, wood laminate flooring, radiator.

#### Kitchen / Diner

17'2" x 9'9" (5.23 x 2.97)  
Range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in oven, hob and

extractor fan. Fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed back door.

#### Fitst Floor

#### Landing

Access to roofspace.

#### Bedroom 1

14'1" x 10'6" (At Widest) (4.29 x 3.20 (At Widest))  
Radiator.

#### Bedroom 2

10'6" x 10'2" (3.20 x 3.10)  
Radiator.

#### Bedroom 3

9'3" x 8'3" (2.82 x 2.51)  
Radiator, storage cupboard with gas boiler

#### Bathroom

White suite Comprising: panelled bath with electric shower above, pedestal wash hand basin, low flush w.c, fully tiled walls, tiled floor, chrome heated towel rail.

#### Outside

Tarmac driveway.  
Garden to front in lawn.  
Paved garden to rear



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>		<b>63</b>
(39-54) <b>E</b>	<b>41</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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