



17 Elmwood Grove Ballyclare Road, Newtownabbey, BT36 5WN

**Offers Over
£194,950**

We are delighted to offer for sale this attractive semi-detached chalet bungalow which is situated in a cul de sac in an extremely popular residential area just off the Ballyclare Road, Newtownabbey, and will ideally suit a variety of purchaser.

Internally the accommodation comprises entrance hall with furnished cloakroom, lounge with feature fireplace, dining room and a good-sized fitted kitchen with space for appliances.

Upstairs there are three bedrooms and a family bathroom with soft cream coloured suite. Other benefits include PVC double glazing and oil fired heating.

Outside there is a brick paved driveway leading to detached matching garage and well maintained gardens to front and rear in lawn.

Early viewing recommended !!

17 Elmwood Grove

Ballyclare Road, Newtownabbey, BT36 5WN



- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Kitchen / Casual Diner
- Downtairs WC
- White Bathroom Suite
- PVC Double Glazing / Oil
- Driveway / Gardens / Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, storage cupboard

LOUNGE

16'7 x 12'8 (5.05m x 3.86m)
Attractive fireplace, tiled inset, wood surround, two radiators, double glass panelled doors to dining room

DINING ROOM

12'5" x 9'5" (3.78m" x 2.87m")
Radiator, access to kitchen / diner

KITCHEN / DINER

16'0" x 12'7" at widest (4.88m" x 3.84m" at widest)
Range of high and low level units, stainless steel sink unit, plumbed for washing machine, cooker space, fridge / freezer space, under stairs storage, partly tiled walls, radiator, pvc double glazed back door

DOWNSTAIRS WC

Low flush wc, pedestal wash hand basin, partly tiled walls, tiled floors

FIRST FLOOR

LANDING

Hotpress

BEDROOM 1

12'5" x 10'9" (3.78m" x 3.28m")
Under eaves storage

BEDROOM 2

14'2" x 9'8" (4.32m" x 2.95m")

BEDROOM 3

12'8" x 10'1" (3.86m" x 3.07m')

BATHROOM

soft cream coloured suite comprising panelled bath, Pedestal wash hand basin, low flush wc, tiled walls

OUTSIDE

Brick paved driveway leading to a detached garage, light & power. 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark