



**84 Elmfield Road  
 Glegormley, Newtownabbey, BT36 6DW**

**Offers Around  
 £124,950**

We are delighted to offer for sale this semi detached villa which is located in a popular residential area just off the Antrim Road, Glengormley. This property is in need of modernisation and will ideally appeal to a builder / property developer.

Inside the accommodation comprises entrance hall, lounge with wood laminate flooring, dining room open to a fitted kitchen with built in oven and hob and access to a lean to. Upstairs there are three bedrooms and a bathroom with white suite. Other benefits include PVC double glazing and oil fired heating. Outside there is a driveway and gardens to both front and rear in lawn.

**Early viewing recommended !!**

# 84 Elmfield Road

## Glegormley, Newtownabbey, BT36 6DW



- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, radiator

##### LOUNGE

Hole in wall style mock fireplace, raised hearth, wood laminate flooring, radiator

##### DINING ROOM

Wood laminate flooring, radiator, pvc double glazed double doors to lean to

##### LEAN TO

Access to gardens

#### KITCHEN

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, stainless steel hob. extractor fan, fridge / freezer space, plumbed for washing machine.

#### FIRST FLOOR

##### LANDING

Access to roofspace

##### BEDROOM 1

Built in mirror sliding robes, radiator

##### BEDROOM 2

Radiator

##### BEDROOM 3

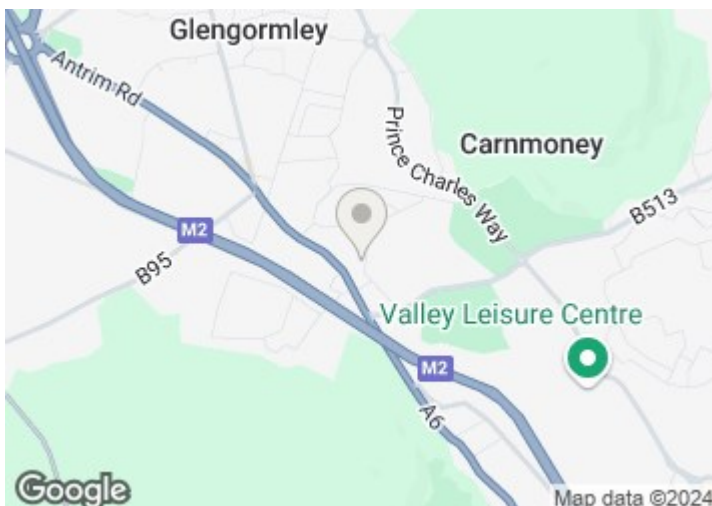
Radiator, built in cupboard

##### BATHROOM

White suite comprising panelled bath, shower attachment, screen, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

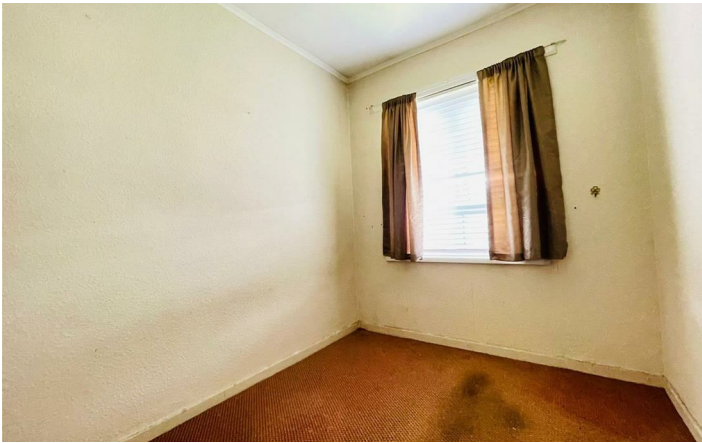
##### OUTSIDE

Driveway  
Garden to front in lawn  
Garden to rear in lawn  
Boiler house and oil tank



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>	<b>70</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	





**\*\*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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