



**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

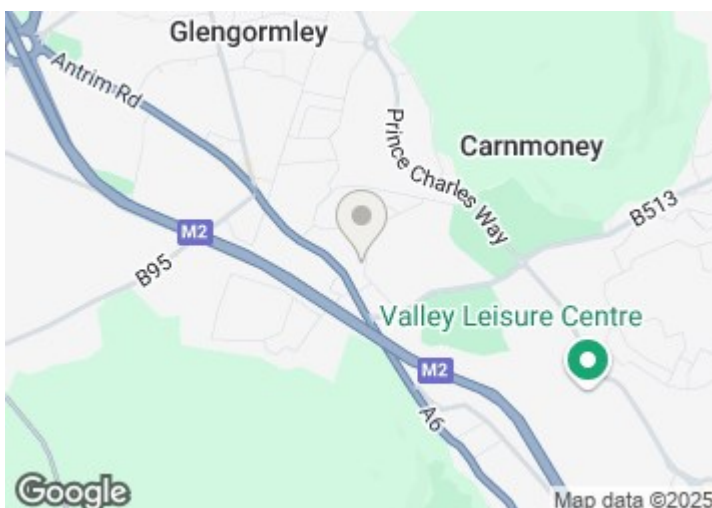
#### OUTSIDE

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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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