

## 2 SANDYHOLME WAY

**Glengormley  
Newtownabbey BT36**

- Detached Family Home
- 4 Bedrooms Master Ensuite
- 3 Reception Rooms
- Oak Fitted Kitchen
- Utility & Downstairs WC
- White Bathroom Suite
- PVC Double Glazing / Oil
- Detached Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Over £259,950**

# 2 Sandyholme Way

Glengormley, Newtownabbey, BT36 5BH



## ACCOMMODATION COMPRISES;

### GROUND FLOOR

#### ENTRANCE PORCH

Composite double glazed front door, Chinese slate flooring.

#### ENTRANCE HALL

Chinese slate floor, radiator.

#### LOUNGE

16'3" x 11'9" (4.95 x 3.58)

Feature fireplace with cast iron inset, wood surround, solid oak flooring, radiator

#### DINING ROOM

11'11" x 10'11" (3.63 x 3.33)

Solid oak flooring, radiator.

#### FAMILY ROOM

12'2" x 11'10" (3.71 x 3.61)

Feature fireplace with granite inset, oak surround, solid oak flooring, pvc double glazed sliding patio doors to rear

#### KITCHEN

11'10" x 8'10" (3.61 x 2.69)

Range of oak high and low level units, formica

worktops, basin and a half stainless steel sink unit, built in stainless steel double oven, ceramic hob, stainless steel extractor fan, integrated dishwasher and fridge / freezer, partly tiled walls, tiled floor, radiator.

#### UTILITY ROOM

8'1" x 6'11" (2.46 x 2.11)

Matching low level cupboards with formica worktop, plumbed for washing machine, partly tiled walls, tiled floor, composite double glazed back door

#### FURNISHED CLOAKROOM

Pedestal wash hand basin, w.c, tiled floor, radiator

### FIRST FLOOR

#### LANDING

Access to roofspace.

#### BEDROOM 1

12'2" x 11'9" (3.71 x 3.58)

Radiator

#### ENSUITE

Shower cubicle with Mira shower, pedestal wash hand basin and wc, fully tiled walls and floor, radiator

#### BEDROOM 2

11'10" x 11'1" (3.61 x 3.38)

Wood laminate flooring, radiator, built in robe.

#### BEDROOM 3

11'11" x 10'11" (3.63 x 3.33)

Wood laminate flooring, radiator.

#### BEDROOM 4

11'11" x 9'0" (3.63 x 2.74)

Built in robe, radiator, wood laminate flooring.

#### BATHROOM

Modern white suite comprising bath, shower attachment, vanity unit, low flush wc, separate walk in shower area with glass screen, thermostatic shower, partly tiled walls, tiled floor, chrome heated towel radiator

#### OUTSIDE

Private laneway shared access with only two houses.

Own tarmac driveway leading to a detached garage with up and over door, light power and oil boiler.

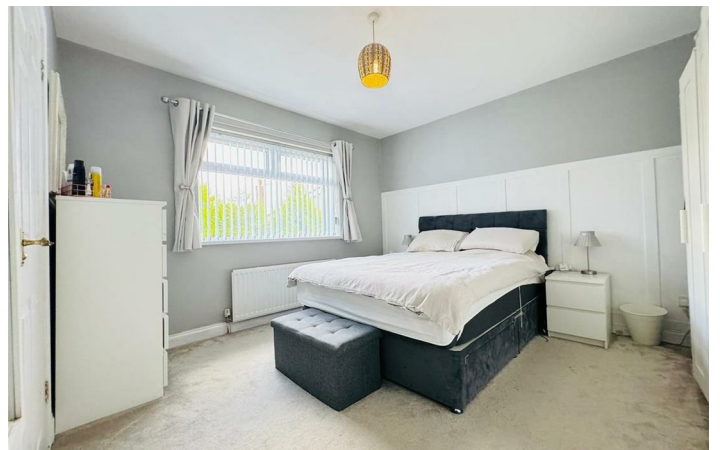
Tarmac area to front for extra parking.

Garden to rear in lawn with feature raised decking area



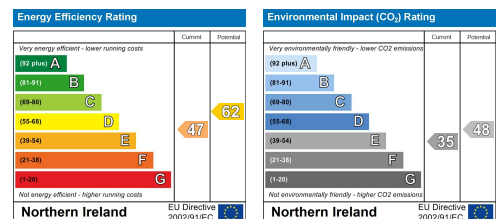
## Directions





# Floor Plan

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