



38 SANDYKNOWES CRESCENT

Glengormley
Newtownabbey BT36

- Detached Villa
- 3 Bedrooms
- Large Lounge / Dining
- Fitted Kitchen
- Coloured Bathroom Suite
- PVC Double Glazing / Oil
- Driveway & Carport
- In Need Of Modernisation

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Over £149,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Solid wood flooring, radiator

LOUNGE

19'1" x 11'6" at widest (5.82m" x 3.51m" at widest)

Feature marble fireplace, solid wood parquet style flooring, radiator, open to dining room

DINING ROOM

9'7" x 8'4" (2.92m" x 2.54m")

Solid wood parquet style flooring, radiator

KITCHEN

13'8" x 7'4" (4.17m" x 2.24m")

High and low level units, worktop, Radiator

stainless steel sink unit, cooker space, washing machine space, under fridge space, larder cupboard, access to side

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

11'11" x 9'7" at widest (3.63m" x 2.92m" at widest)

Radiator

BEDROOM 2

9'11" x 9'8" (3.02m" x 2.95m")

Radiator

BEDROOM 3

12'0" x 7'3" t wdest (3.66m" x 2.21m" t wdest)

Built in wadrobe, radiator

BATHROOM

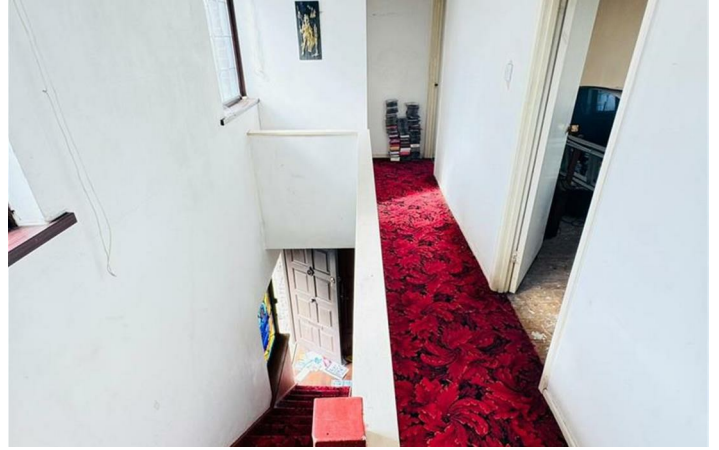
Coloured suite comprising panelled bath pedestal wash hand basin, low flush wc, 1/2 tiled walls, hotpress

OUTSIDE

Driveway leading to a carport
Garden to front
Garden to rear
Boiler house and oil tank



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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