




30 ELMFIELD CRESCENT

O'Neill Road
Newtownabbey BT36

- Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Downstairs WC
- PVC Double Glazing / Oil
- Spacious Corner Site & Driveway

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

Offers Over £149,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Pvc double glazed front door, tiled floor, hardwood door to

ENTRANCE HALL

Solid wood flooring

LOUNGE

13'9" x 13'1" (4.19m" x 3.99m")

Tiled fireplace, solid wood flooring

DINING ROOM

10'1" x 9'11" (3.07m" x 3.02m")

Solid wood flooring, storage cupboard

KITCHEN

9'9" x 6'8" (2.97m" x 2.03m")

Fitted kitchen with range of high and low level units, formica worktop, Belfast sink, tiled walls, pantry cupboard, solid wood flooring

REAR HALL

Concrete floor, hardwood door to garden

WC

Semi pedestal wash hand basin, low flush wc

FIRST FLOOR

LANDING

Access to roofspace, hotpress

BEDROOM 1

13'1" x 9'6" (3.99m" x 2.90m")

Solid wood flooring, fitted wardrobe

BEDROOM 2

10'0" x 9'2" (3.05m" x 2.79m")

Solid wood flooring

BEDROOM 3

9'8" x 7'2" (2.95m" x 2.18m")

Solid wood flooring, storage cupboard

BATHROOM

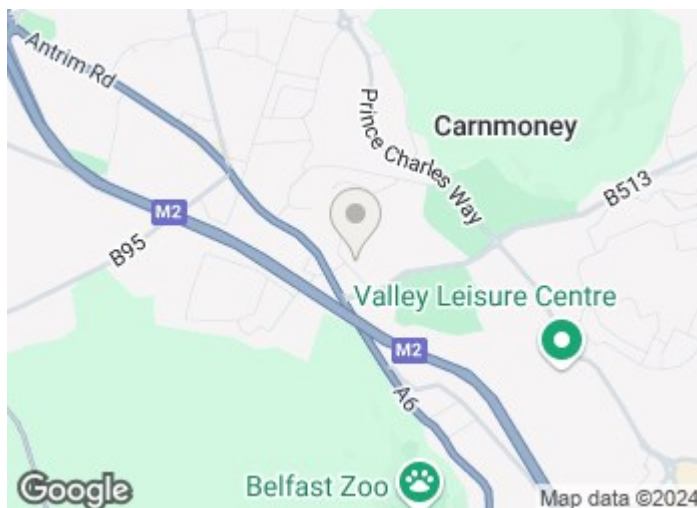
Three piece coloured suite comprising semi pedestal wash hand basin, panelled bath, low flush wc, partly tiled walls

OUTSIDE

Brick paved driveway to front

Spacious corner site with garden to front in lawn with mature shrubs

Garden to side in lawn

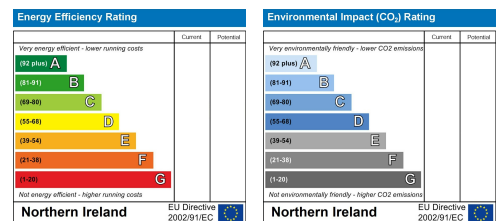


Directions



Floor Plan

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