

**30 Elmfield Crescent  
 O'Neill Road, Newtownabbey, BT36 6EB**

**Offers Over  
 £149,950**

We are delighted to offer for sale this attractive semi detached property located in this popular residential area just off the O'Neill Road, Newtownabbey and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance porch, entrance hall, lounge with tiled fireplace, dining room open to a kitchen with space for appliances and a rear hallway with downstairs WC. Upstairs there are three bedrooms and a family bathroom with white suite.

Other benefits include PVC double glazing and oil heating

Outside there is a brick paved driveway for ample parking and gardens to front and side in lawn.

Early viewing recommended !!

# 30 Elmfield Crescent

O'Neill Road, Newtownabbey, BT36 6EB



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

## 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

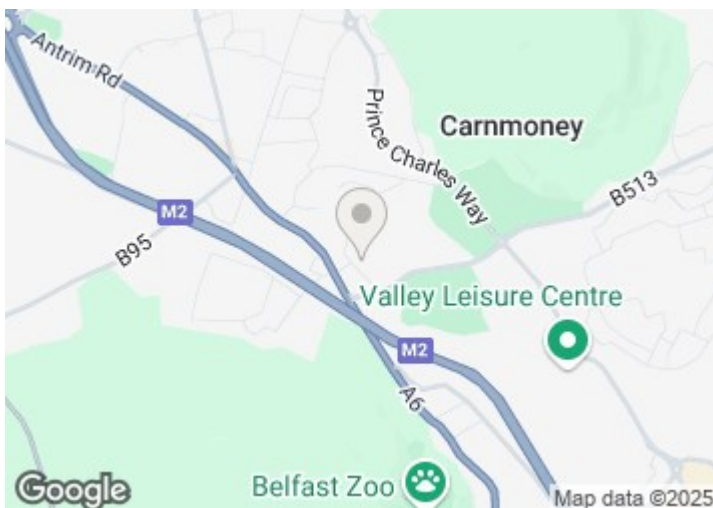
9'8" x 7'2" (2.95m" x 2.18m")  
Solid wood flooring, storage cupboard

### 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



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>		
(39-54) <b>E</b>	52	67
(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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