



12 Ballyduff Gardens

Newtownabbey, BT36 6XG

Offers over £109,950



Nest Estate Agents are delighted to bring to market this recently renovated three bedroom mid terrace property located within the popular Ballyduff area of Newtownabbey. The property comprises of entrance hall, lounge, modern shaker style kitchen with informal dining area, three well proportioned bedrooms and family bathroom suite. Externally the property enjoys fully enclosed front and rear gardens finished mainly in lawn and paved rear. Other attributes include gas heating (new boiler fitted 2023), PVC double glazing throughout and convenient location. This property is close to many amenities including The Abbey centre, local parks, leisure centres and some of the most popular leading primary and nursery schools within the area. This property is within close proximity to Mossley West station, making it the ideal home for those required to commute to Belfast City Centre but also within distance to M2 and M5 links.

This property will be popular with many first time buyers and downsizers, early viewing is recommended to avoid disappointment- contact Nest today to arrange a viewing on 028 9343 8090

HALLWAY 6'2x 4'11 (1.88m x 1.50m)

uPVC entrance door. Laminate wood effect flooring. Access to stairway.

LIVINGROOM 14'2 x 12'7 (4.32m x 3.84m)

Laminate wood effect flooring. Wall radiator.

KITCHEN 10' x 17'5 (3.05m x 5.31m)

Shaker style fitted kitchen with a range of high and low level units, contrasting formica worktops with matching upstand. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven and hob. Stainless steel extractor fan with glass splashback. Integrated fridge freezer. Plumbed for appliances. Herringbone wood effect flooring.

STORAGE 2'10 x 3'10 (0.86m x 1.17m)

BEDROOM 1 11'11 x 10'8 (3.63m x 3.25m)

Built in storage

STORAGE 1'9 x 6'5 (0.53m x 1.96m)

BEDROOM 2 10'2 x 10'9 (3.10m x 3.28m)

Built in storage.

STORAGE 3'10 x 1'9 (1.17m x 0.53m)

BEDROOM 3 5'4 x 8'9 (1.63m x 2.67m)

STORAGE 3'4 x 1'8 (1.02m x 0.51m)

LANDING 6'5 x 9'8 (1.96m x 2.95m)

BATHROOM 6'5 x 5'6 (1.96m x 1.68m)

Ceramic tiled flooring. Low flush w/c. Freestanding vanity unit with chrome mixer tap. Panelled bath with overhead chrome shower. Partially tiled walls.

OUTSIDE

Fully enclosed paved rear garden with surrounding wooden privacy fence. Outside tap.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	70 → 74		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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