



76 Ballyduff Road, Newtownabbey, BT36 6PB

- Semi Detached Home
- Lounge; Open Fire
- Bathroom; White Three Piece Suite
- Private Driveway; Garage
- Elevated Rural Views
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Convenient Location

Offers Over **£159,950**  
EPC Rating D



76 Ballyduff Road, Newtownabbey, BT36 6PB



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 14'9" x 12'1" (wps)

Picture window to front elevation. Open fire in granite fireplace with matching hearth and timber surround. Wood laminate floor covering. Glass panelled, French doors leading to:



## **KITCHEN THROUGH DINING ROOM 18'2" x 10'11"**

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Colour coded sink unit with draining bay. Integrated, gas hob with stainless steel extractor hood over. Integrated oven, dishwasher and fridge freezer. Space and plumbed for washing machine. Glass fronted display cabinet. Access to under stairs store. Splashback tiling to walls. Wood laminate floor covering to dining area. Elevated view over Mossley Mill. PVC double glazed external door.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space with gas fired central heating boiler.

### **BEDROOM 1 13'9" x 10'2" (wps)**

Wood laminate floor covering.

### **BEDROOM 2 10'2" x 9'4"**

Elevated, rural views over Mossley Mill.

### **BEDROOM 3 8'8" x 7'8" (wps)**

Wood laminate floor covering. Built in wardrobe/store.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls.

### **EXTERNAL**

Front garden, finished in lawn and range of plants, trees and shrubbery.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Rear garden, finished in lawn, timber decking and range of plants, trees and shrubbery.

Private driveway, finished in asphalt.

External lighting.

Outside tap.

### **GARAGE 17'1" x 8'5"**

Up and over door. Power and light.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems





in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Well presented, three bedroom, semi detached home with garage, conveniently located on the Ballyduff Road, Carnmoney, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys private driveway, garage, and gardens front and rear, finished mainly in lawn, timber decking, and range of plants, trees and shrubbery.**

**Other attributes include gas heating, PVC double glazing and elevated rural views over Mossley Mill.**

**Ideal first/second time buy or buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

### 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>	<b>65</b>	<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

