

9 ASHFORD LODGE

Ballycraigy Road
Newtownabbey BT36

- Mid Townhouse
- 3 Bedrooms Master Ensuite
- Lounge
- Fitted Kitchen / Diner
- Soft Cream Bathroom
- PVC Double Glazing
- Gas Heating
- Integral Garage

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 £165,000

9 Ashford Lodge

Ballycraig Road, Newtownabbey, BT36 5XD



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage

LOUNGE

12'7" x 10'8" (3.84m" x 3.25m')

Attractive fireplace, mahogany surround, radiator

KITCHEN / DINER

17'8" x 10'10" at widest (5.38m" x 3.30m" at widest)

Range of high and low level units, formica worktop, basin and a half sink unit, built in stainless steel oven, gas hob, extractor fan, integrated fridge, partly tiled walls,

radiator, pvc double glazed sliding patio doors to rear, access to garage

FRIST FLOOR

LANDING

Storage cupboard with gas boiler, access to roofspace

BEDROOM 1

15'10" x 10'5" (4.83m" x 3.18m")

Radiator

ENSUITE

Shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

BEDROOM 2

10'7" x 10'5" (3.23m" x 3.18m')

Radiator

BEDROOM 3

10'7" x 8'11" (3.23m" x 2.72m")

Radiator

BATHROOM

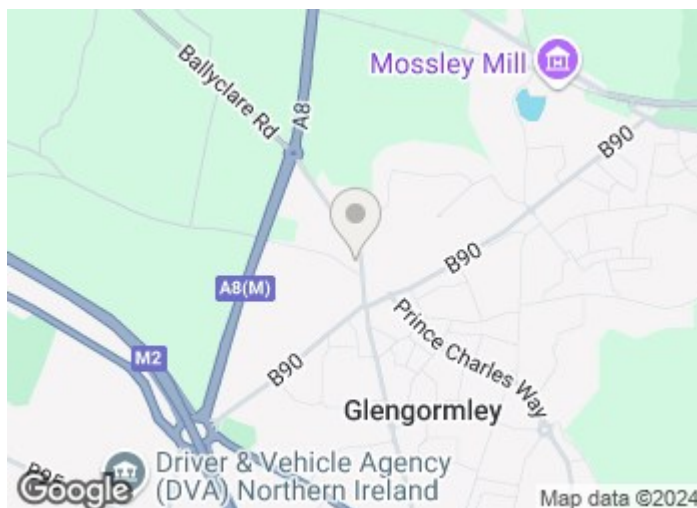
Soft cream coloured suite comprising corner panelled bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

OUTSIDE

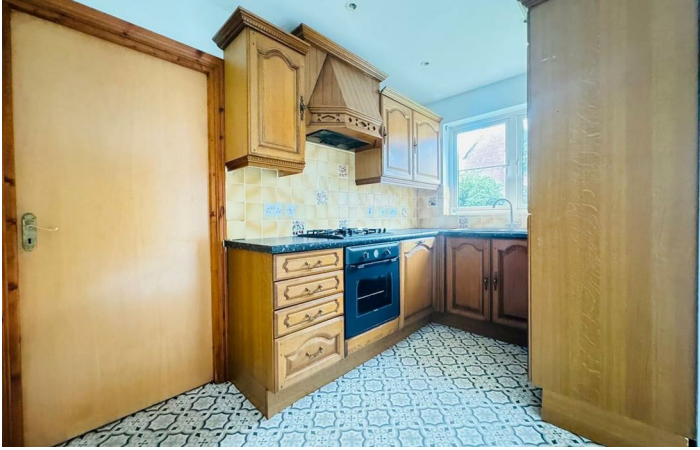
Tarmac driveway leading to integral garage

Garden to front in lawn

Enclosed garden to rear in lawn with paved patio area



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark