



30 ELMFIELD ROAD

O'Neill Road
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Downstairs WC
- Modern Shower Room
- PVC Double Glazing / Gas
- Detached Garage

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

Offers Over £149,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

13'9" x 12'10" (4.19m" x 3.91m")
Feature fireplace, cast iron tiled inset, mahogany surround, wood laminate flooring, radiator

KITCHEN

17'1" x 9'11" (5.21m" x 3.02m")
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker

space, integrated fridge, plumbed for washing machine, partly tiled walls, tiled floor, radiator, gas boiler, pvc double glazed double doors to rear

FURNISHED CLOAKROOM

Low flush wc, wash hand basin, tiled floor, radiator, access to rear

FIRST FLOOR

LANDING

BEDROOM 1

12'10" x 9'6" (3.91m" x 2.90m")
Radiator

BEDROOM 2

10'0" x 9'11" (3.05m" x 3.02m")
Wood laminate flooring, radiator

BEDROOM 3

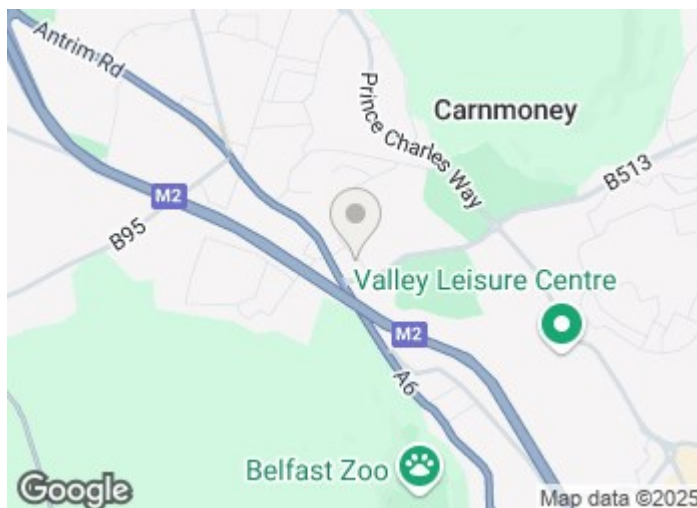
9'10" x 7'3" at widest (3.00m" x 2.21m" at widest)
Radiator

SHOWER ROOM

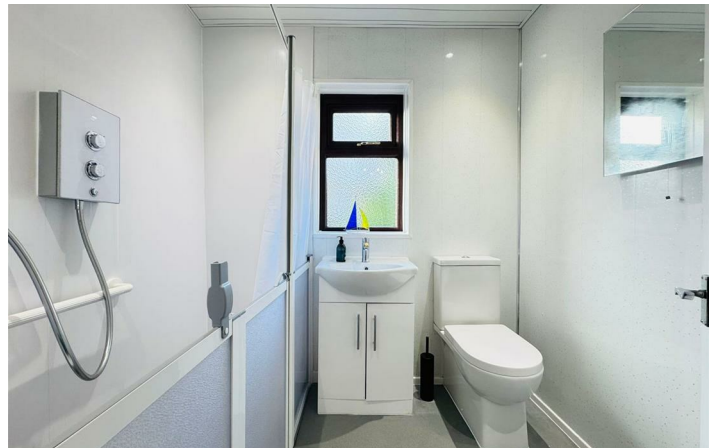
Walk in shower area, Mira shower, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

OUTSIDE

Driveway leading to a detached garage, up and over door
Garden to front in lawn
Good garden to rear in lawn with patio area



Directions



Floor Plan

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