



4 ELMFIELD CRESCENT

O'Neill Road
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Luxury Kitchen
- Modern Bathroom
- PVC Double Glazing / Gas
- Detached Garage
- Popular Location

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 £169,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door, wood laminate flooring, modern vertical radiator

LOUNGE

14'9" x 12'4" at widest (4.50m" x 3.76m" at widest)

Hole in wall style fireplace, tiled hearth, wood laminate flooring, radiator, built in storage cupboard and shelving, open to dining room

DINING ROOM

10'1" x 9'8" (3.07m" x 2.95m')

Wood laminate flooring, modern vertical radiator, pvc double glazed double doors to rear, open to kitchen

KITCHEN

10'0" x 6'4" (3.05m" x 1.93m")

Luxury range of white high gloss high and

low level units, marble effect worktop and splashback, single drainer sink unit, built in stainless steel oven, stainless steel microwave, ceramic hob, extractor fan, integrated fridge / freezer, wood laminate flooring

REAR PORCH

Plumbed for washing machine

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

14'11" x 9'9" at widest (4.55m" x 2.97m" at widest)

Built in mirror sliding robe, wood laminate flooring, radiator

BEDROOM 2

10'1" x 9'8" (3.07m" x 2.95m")

Wood laminate flooring, radiator

BEDROOM 3

11'10" x 6'6" at widest (3.61m" x 1.98m" at widest)

Wood laminate flooring, radiator, storage cupboard with gas boiler

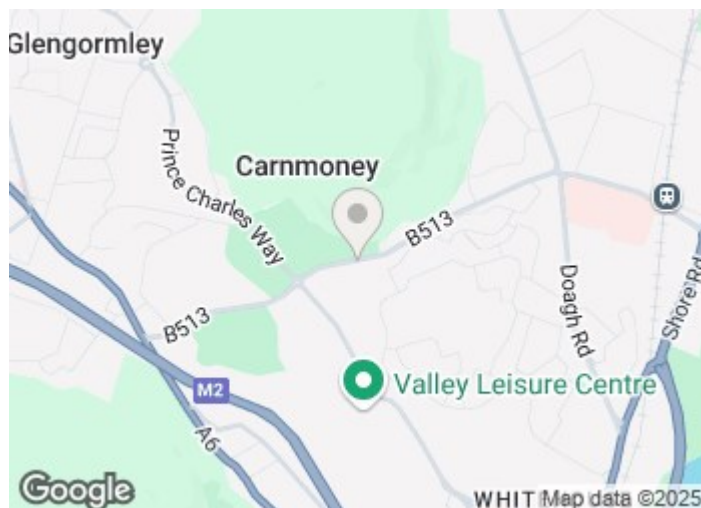
BATHROOM

Luxury white suite comprising panelled bath, shower attachment, screen, vanity unit, low flush wc, part pvc panelled walls, heated towel radiator

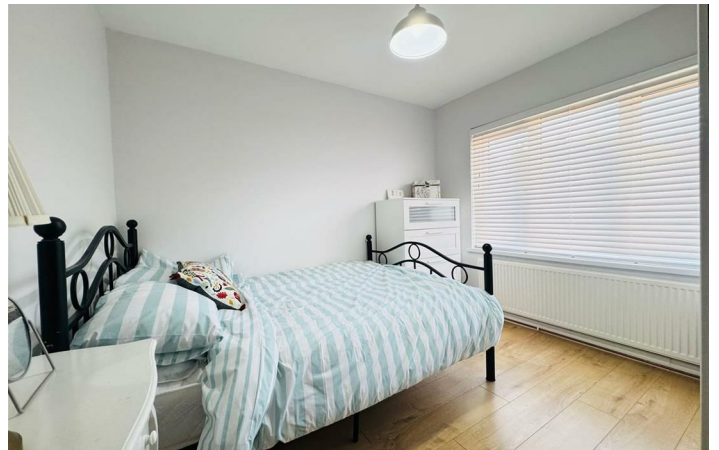
OUTSIDE

Tarmac driveway leading to a detached garage, roller shutter door

Tarmac area at front for additional parking
Garden to rear in lawn with paved patio area and feature raised paved patio area

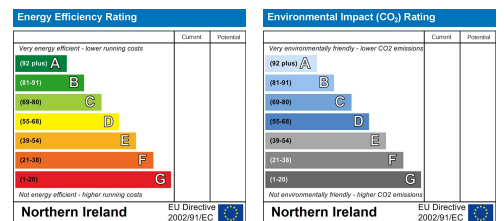


Directions



Floor Plan

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