

## 5 BALLYCRAIGY PARK

Ballyclare Road  
Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Lounge / Dining
- Modern Kitchen
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

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 Around £109,950**

# 5 Ballycraigy Park

Ballyclare Road, Newtownabbey, BT36 5XF



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE / DINING

19'7" x 12'9" (5.97m" x 3.89m")

Two radiators, wood laminate flooring, pvc double glazed double doors to rear

#### KITCHEN

11'4" x 10'5" (3.45m" x 3.18m")

Modern range of high gloss high and low level units, marble effect worktop, basin and a half stainless steel sink unit, cooker space, stainless steel extractor fan, plumbed for washing machine, tumble dryer space, wood laminate flooring, radiator

#### REAR HALL

Fridge / freezer space, wood laminate flooring, pvc double glazed door to rear

#### FURNISHED CLOAKROOM

Low flush wc, wash hand basin ,partly tiled walls, radiator

#### FIRST FLOOR

#### LANDING

Wood laminate flooring, built in cupboard with gas boiler

#### BEDROOM 1

13'5" x 8'10" (4.09m" x 2.69m")

Wood laminate flooring, built in wardrobe, radiator

#### BEDROOM 2

11'6" x 10'7" ar widest (3.51m" x 3.23m" ar widest )

Wood laminate flooring, built in wardrobe, radiator

#### BEDROOM 3

10'8" x 6'7" at widest (3.25m" x 2.01m" at widest )

Wood laminate flooring, radiator

#### BATHROOM

Modern white suite comprising bath, electric shower above, screen, vanity unit, low flush wc, partly tiled walls, wood laminate flooring, chrome heated towel radiator

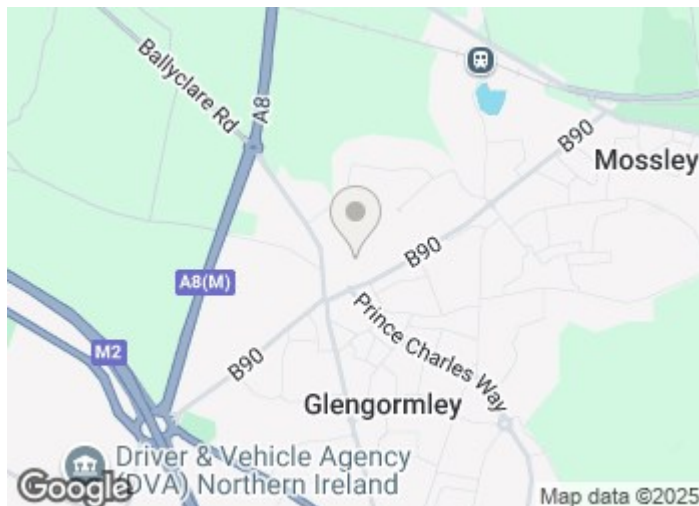
#### OUTSIDE

Paved driveway

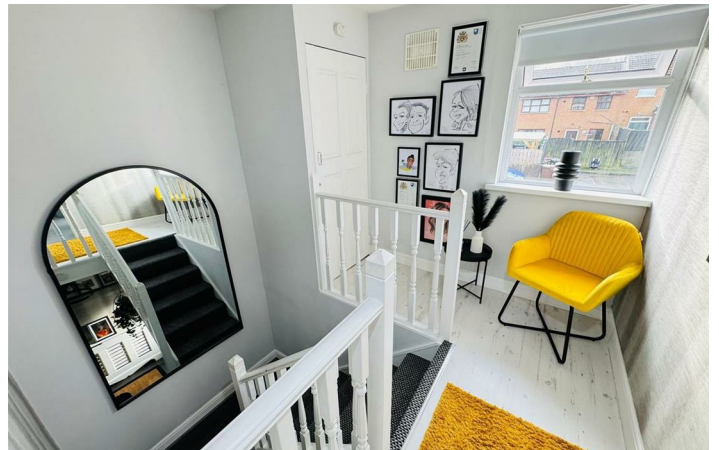
Garden to front in blue slate

Fully enclosed garden to rear in blue slate with paved patio area

Outhouse

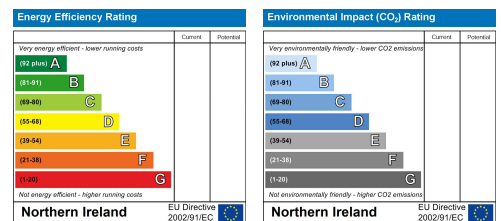


## Directions



# Floor Plan

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