



12 SWANSTON ROAD NORTH

**Antrim Road
Newtownabbey BT36**

- Extended Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Coloured Bathroom Suite
- Floored Roofspace
- PVC Double Glazing / Gas
- 2 Garages & Superb Garden

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 £189,950

12 Swanston Road North

Antrim Road, Newtownabbey, BT36 5DL



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage

LOUNGE

11'6" x 11'5" (3.51m" x 3.48m')

Radiator

LOUNGE / DINING

17'5" x 11'6" at widest (5.31m" x 3.51m" at widest)

Feature fireplace, radiator, double glazed sliding patio doors to rear

KITCHEN

13'10" x 8'2" (4.22m" x 2.49m")

Range of high and low level units, glass display cabinet, worktop, basin 1/2 stainless steel sink unit, built in double oven, gas hob, extractor fan, integrated

fridge & dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

BEDROOM 1

11'4" x 11'1" at widest (3.45m" x 3.38m" at widest)

Built in wardrobe & cupboard, radiator

BEDROOM 2

11'5" x 11'1" at widest (3.48m" x 3.38m" at widest)

Built in wardrobe & cupboard, radiator

BEDROOM 3

8'2" x 7'10" (2.49m" x 2.39m")

Built in wardrobe, radiator

BATHROOM

Champagne coloured suite comprising

wood panelled bath, shower attachment, vanity unit, low flush wc, separate shower cubicle, thermostatic shower, fully pvc panelled walls, chrome heated towel radiator

ROOFSPACE

15'5" x 10'9" (4.70m" x 3.28m")

Floored and sheeted, light & power, radiator, velux window, under eaves storage

OUTSIDE

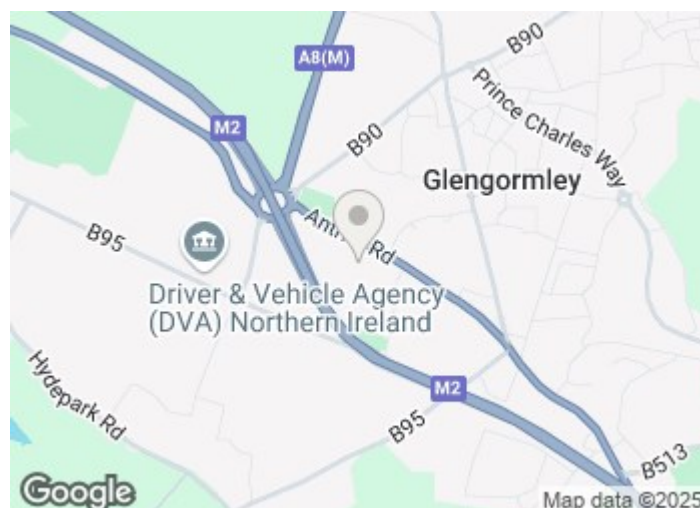
Part paved driveway leading to concrete driveway for ample parking and turning space

Attached garage

Additional detached garage, roller shutter door

Carport

Superb garden to rear in lawn with shrubs



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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