



19 Bawnmore Park

Ballygolan, Valley, NEWTOWNABBEY, BT36 7BQ

Four-Bedroom, End-Terrace Family Home.
Gas-Fired Central Heating.
Two-Reception Rooms.
High Energy Efficiency (C80).

A Barton Company is pleased to present FOR SALE, this well-presented, four-bedroom, end terrace in the popular and convenient Bawnmore development.

Maintained to a high standard, with ample space and utility, this home is ideal for a growing young family. Register your interest for a viewing today!

For Sale

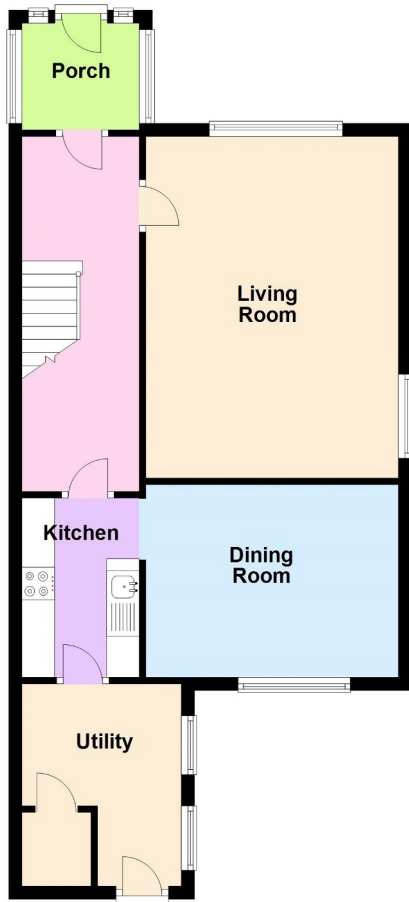
Offers Around £114,950

Viewing by appointment only through agents.

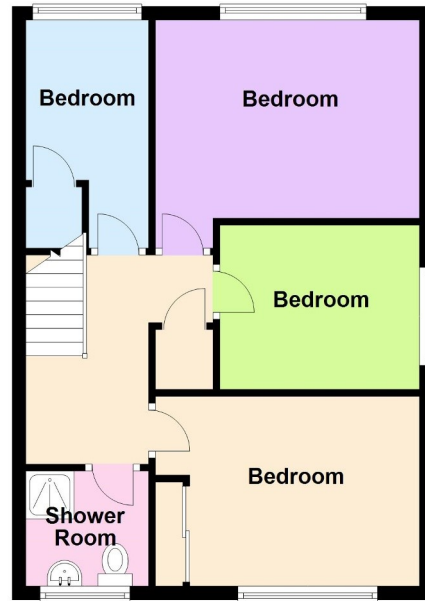
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Ground Floor



First Floor



- Four-bedroom, end terrace.
- Gas-fired central heating.
- Two reception rooms.
- uPVC framed, double glazed windows throughout.
- uPVC guttering, fascias, soffits and downspouts.
- Mains-connected, Solar Photovoltaic Panels.
- Utility room.
- Chain-free.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Energy Performance Certificate

Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Accommodation Comprises:

Ground Floor

Entrance Porch

1.77 x 1.61m (5'10" x 5'4")

Hardwood and Glazed entrance door. Leaded side light windows. Tiled flooring.

Entrance Hall

Double Radiator. Understairs Storage. Wooden laminate flooring. Centre light.

Living Room

5.17 x 3.85m (17'0" x 12'8") (max.)

Double Radiator. Brick-built Entertainment hub and integrated Open-Fireplace surround and leaded display lights. Wooden laminate flooring.

Dining Room

3.36 x 2.71m (11'0" x 8'11")

Vinyl flooring. Double Radiator. Centre light. Storage cupboard.

Kitchen

2.26 x 2.58m (7'5" x 8'6")

A white, country-kitchen style suite comprising floor and eye-level units with complimenting Formica worksurfaces. Stainless steel double drainer sink with matching taps. Space for freestanding electric oven. Integrated extractor unit. Fully tiled floors and walls. Centre light.

Utility Area

3.09 x 2.41m (10'2" x 7'11")

Hardwood glazed rear entrance door. Ceramic tiled flooring. Plumbing and power for washing machine, fridge, freezer and other appliances. Storage cupboard.

First Floor

Landing

Carpeted. Cloaks and Boiler Cupboard. Access to Roof Space. Single Radiator.



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Master Bedroom

3.84 x 2.68m (12'7" x 8'10") (min.)

Double Radiator. Built-in wardrobes. Wooden laminate flooring.



Bedroom II

3.85 x 2.54m (12'8" x 8'4") (max.)

Built-in wardrobes. Sliding wardrobes. Double radiator. Wooden laminate flooring.

Bedroom III

2.91 x 2.41m (9'7" x 7'11")

Carpeted. Single radiator.

Bedroom IV

2.75 x 1.80m (9'0" x 5'11")

Built-in wardrobes. Single radiator. Wooden laminate flooring.



Bathroom

1.80 x 1.67m (5'11" x 5'6")

A three-piece bathroom suite comprising; Glazed corner shower unit with thermostatically controlled shower, Pedestal Wash Hand Basin and Low-Flush W.C. Fully tiled floors and walls. PVC clad ceiling. Extractor unit.



Exterior

Roof-fitted, Mains-connected, **Solar Photovoltaic Panels.**

Front garden laid in paving with boundary hedges.

Side garden laid in concrete and paving and bounded by fencing.

Rear garden laid principally in paving with raised patio area and brick-built out buildings.

Ample, on-street parking.

