



## 1 RICHMOND CRESCENT

**Ballyclare Road  
Newtownabbey BT36**

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Gas Heating
- Detached Garage

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

**£169,950**

# 1 Richmond Crescent

Ballyclare Road, Newtownabbey, BT36 5LG



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'5" x 11'7" (4.39m" x 3.53m")  
Attractive fireplace, semi solid oak flooring, radiator, archway to kitchen / diner

#### KITCHEN / DINER

17'9" x 10'10" (5.41m" x 3.30m" )  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker

space, fridge / freeze space, partly tiled walls, tiled floor in kitchen, semi solid oak flooring in dining area, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Storage cupboard with gas boiler, access to roofspace

#### BEDROOM 1

11'6" x 9'11" (3.51m" x 3.02m" )  
Built in wardrobe, wood laminate flooring, radiator

#### BEDROOM 2

10'0" x 9'4" (3.05m" x 2.84m" )  
Wood laminate flooring, radiator

#### BEDROOM 3

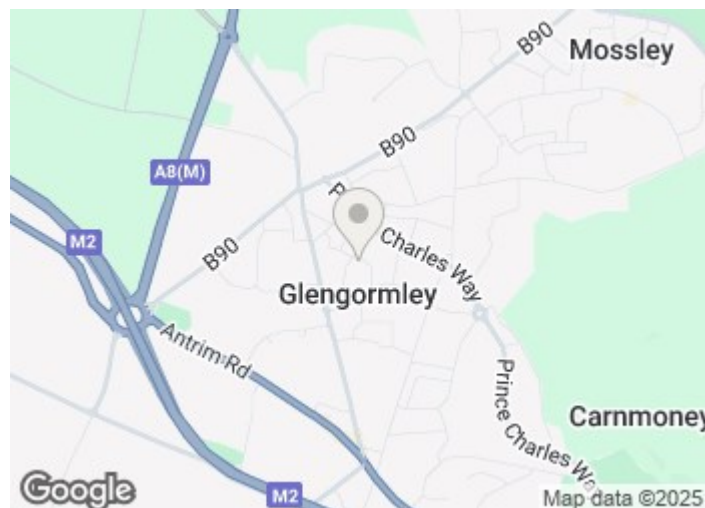
8'3" x 7'6" (2.51m" x 2.29m" )  
Built in wardrobe

#### SHOWER ROOM

Walk in shower area, Mira shower, wash hand basin, low flush wc, fully tiled walls, radiator

#### OUTSIDE

Concrete driveway leading to a detached garage with up and over door  
Garden to front in lawn  
Good garden to rear in lawn with paved patio area



## 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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