COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



49 Abbeydale Crescent, Belfast, BT14 7HH

- Semi Detached Villa
- Lounge; Separate Family Room
- Bathroom With Three Piece Suite
- Private Driveway; Attached Garage
- Large Rear Garden; Woodland & River Aspect To Rear
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Basement; Timber Workshop
- Convenient Location

Offers Over £149,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled, hardwood front door with matching twin side screens. Stairwell to first floor. Glass panelled doors leading to lounge, family room and kitchen.

CLOAKROOM

With white WC.

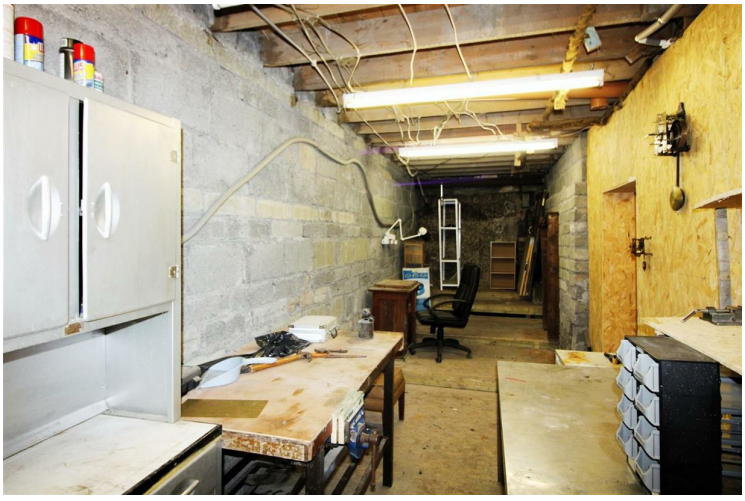
LOUNGE 13'9" x 11'3" (wps)

Bay window to front elevation. Tiled fireplace.

FAMILY ROOM 10'8" x 10'4"







KITCHEN 11'10" x 7'4"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed for automatic washing machine. Twin glass fronted display cabinets. Fully tiled walls. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space via slingsby style ladder.

BEDROOM 1 13'8" x 10'0" (wps)

Bay window to front elevation. Fitted wardrobes and storage units.

BEDROOM 2 10'7" x 10'5"

Fitted wardrobes and high level storage units.

BEDROOM 3 8'3" x 8'1"

Built in wardrobe/store.

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Half tiling to walls.

EXTERNAL

Double gates leading to generous sized private driveway area finished in brick pavior.
Well stocked flower bed.
External lighting.
PVC soffits, fascia and rainwater goods.
Large rear garden with mature woodland and the Forthriver Glen to rear.
Paved patio areas.
Fish pond.
Timber sheds.
Oil fired central heating boiler.
Outside tap.

TIMBER WORKSHOP 19'4" x 9'4"

Power, light, radiator, fitted workbench and shelving.

BASEMENT

ROOM 1 28'1" x 7'1"

Power, light and PVC double glazed door.

ROOM 2 10'0" x 9'8"

Power and light.

ATTACHED GARAGE 22'9" x 13'0"

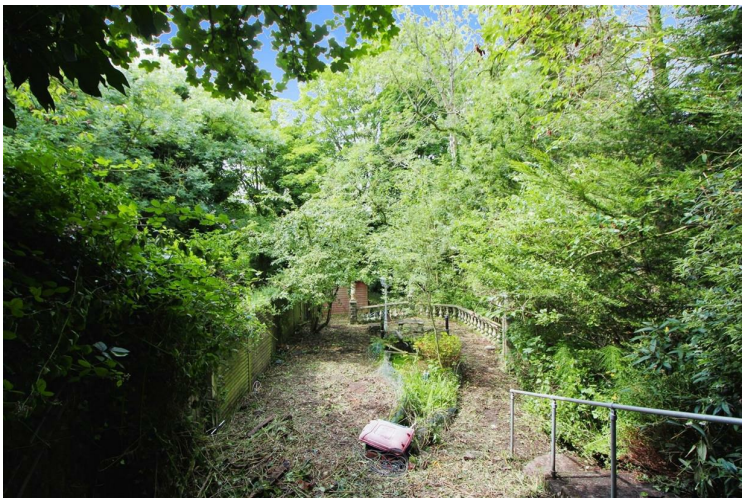
Power operated, PVC coated, roller shutter door. PVC double doors front and rear. Power, light and oil fired central heating boiler.





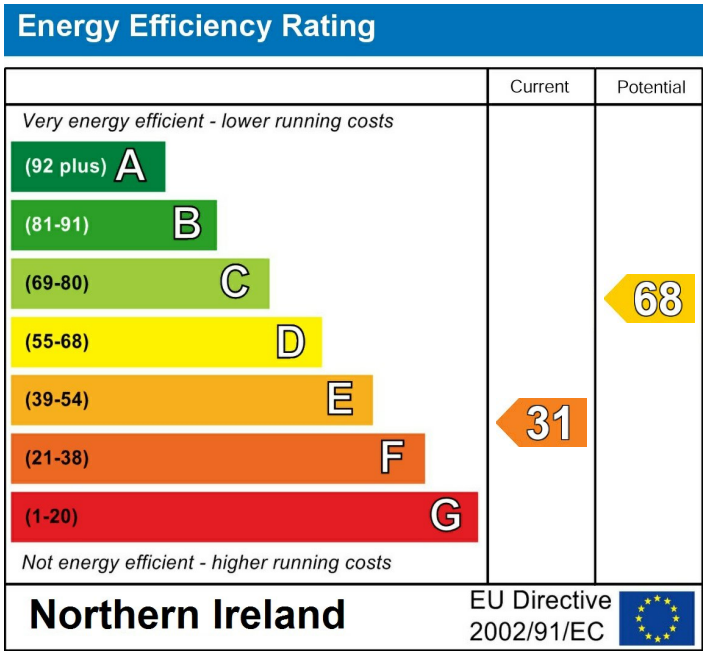
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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



Well presented, three bedroom, two reception semi detached villa with basement, attached garage, timber workshop, and generous sized rear garden enjoying woodland and river aspect to rear, located within the popular and conveniently situated Abbeydale area of North Belfast. The property comprises entrance hall, cloakroom with WC, lounge with bay window and tiled fireplace, separate family room, fitted kitchen, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys generous sized private driveway area, attached garage, basement partitioned into two rooms, timber workshop and large rear garden with mature woodland aspect and the Forthriver Glen to rear. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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