



3 Ballyfore Gardens, Newtownabbey, BT36 6XY

- Mid Terrace
- Lounge
- Bathroom With Three Piece Suite
- Front Garden Finished In Lawn
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway Area / Yard To Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £69,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE widest points

Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 12'1" x 11'10"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering.



REAR HALL

Gas fired central heating boiler. Wood laminate floor covering. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 widest points

Built in double wardrobes.

BEDROOM 2 10'10" x 10'0"

Built in double wardrobe.

BEDROOM 3 widest points

Built in wardrobe/store.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and shower screen over bath. Fully tiled walls.

EXTERNAL

Front garden finished in lawn.

Double gates leading to private driveway area/yard to rear finished in concrete.

External lighting.

Outside tap.

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, mid terrace property with private driveway area/yard to rear, situated within the popular and conveniently located Ballyduff area of Newtownabbey. The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well proportioned first floor bedrooms, and bathroom with three piece suite. Externally the property enjoys front garden finished in lawn, and double gates leading to private driveway area/yard to rear finished in concrete. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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