



7 Ballyduff Close, Newtownabbey, BT36 6XW

- Extended, End Terrace Property
- Lounge
- Bathroom; Separate Shower Room
- Private Driveway; Large Attached Garage
- Convenient Location
- Four Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Front Garden; Enclosed Rear Yard
- Elevated Views Toward Belfast Lough

Offers Over £124,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'3" x 13'10" (wps)

View towards Belfast Lough. Wood laminate floor covering. Glass panelled leading to:

KITCHEN THROUGH DINING ROOM 17'7" x 10'4"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Fitted breakfast bar unit. Glass splashback to walls. Tiled floor. Access to store. PVC double glazed door leading to:



REAR HALL

Tiled floor. Access to roof space. PVC double glazed rear door leading to driveway.

BEDROOM 4 11'8" x 10'7"

Dual aspect windows. Wood laminate floor covering.

WET ROOM STYLE SHOWER ROOM

Shower area with thermostat controlled mains shower unit. Wash hand basin and WC. Fully tiled walls.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 9'1"

View towards Belfast Lough. Built in wardrobe. Access to hot press.

BEDROOM 2 10'10" x 10'4"

Fitted wardrobes and storage units. Separate, built in wardrobe.

BEDROOM 3 8'9" x 8'3" (wps)

View towards Belfast Lough. Built in wardrobe/store.

FULLY TILED SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower.

EXTERNAL

Front garden finished mainly in lawn.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear yard.

Double gates leading to private driveway area.

PVC oil storage tank.

Outside tap.

ATTACHED GARAGE approx 23'11" x approx 9'2"

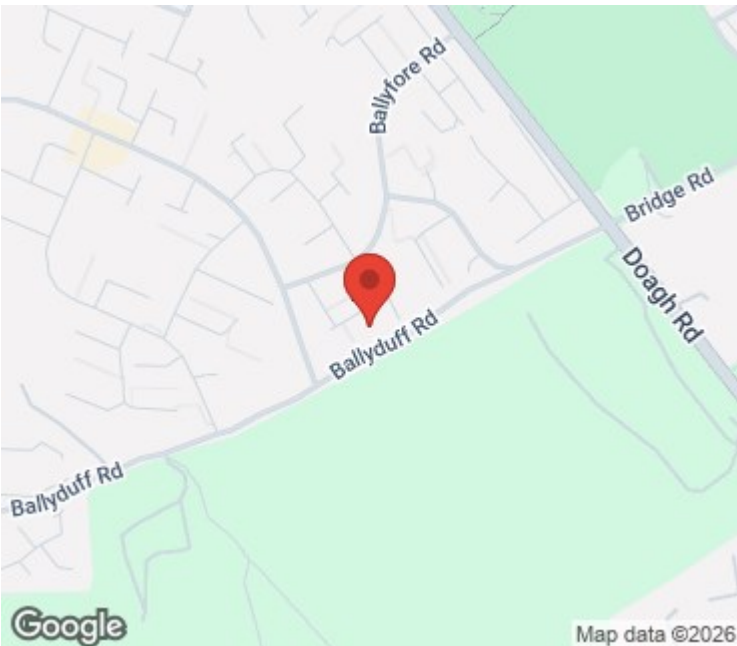
Up and over door. Separate service door to driveway/rear yard.

Power, light, and WC.

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.





Extended, four bedroom, end terrace property with private driveway, large attached garage, and elevated views towards Belfast Lough, conveniently situated within the Ballyduff area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, rear hall, four bedrooms, bathroom, and separate ground floor shower room.

Externally, the property enjoys front garden finished in lawn, rear yard and driveway, and large, attached garage with WC.

Other attributes include oil heating and PVC double glazing.

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			
(55-68) D			62
(39-54) E		48	
(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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