



## 1 Ballyduff Gardens, Newtownabbey, BT36 6XG

- Spacious, End Terrace Property
- Lounge Open Through To Dining Room
- Shower Room; White Suite
- Private Driveway
- Convenient Location
- Three Double Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £104,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens.  
Stairwell to first floor.

#### LOUNGE 16'9" x 13'8"

View towards green. Focal point fireplace. Open arch leading to:

#### DINING ROOM 10'5" x 8'1"

Wood laminate floor covering. PVC double glazed French door leading to rear garden and private driveway.



### **KITCHEN 11'3" x 9'10" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Space for under counter fridge and freezer. Twin, glass fronted display cabinets. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to rear garden and driveway.

### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Part tiling to walls.

### **FIRST FLOOR**

#### **LANDING**

Access to shelved hot press and roof space.

#### **BEDROOM 1 12'2" x 9'8"**

Built in wardrobe. View over green towards Ballyearl and Knockagh. Wood laminate floor covering.

#### **BEDROOM 2 12'4" x 10'7" (wps)**

Built in wardrobe. View over green towards Ballyearl and Knockagh.

#### **BEDROOM 3 12'6" x 9'6"**

View towards Belfast Lough. Wood laminate floor covering. Built in wardrobe.

#### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

#### **EXTERNAL**

Front and side gardens finished in lawn and range of plants and shrubbery.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in decorative stone and range of plants and shrubs.

Double gates leading to generous sized private driveway area finished in tarmac.

Outside tap.

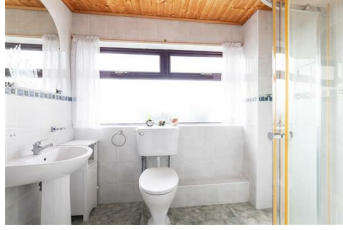
PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

### **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, spacious, three bedroom, end terrace property, conveniently situated within the Ballyduff area of Newtownabbey.**

**The property comprises entrance hall, lounge, open through to dining room, separate modern fitted kitchen, three well-proportioned double bedrooms, and shower room, with white, three piece suite.**

**Externally, the property enjoys private driveway, and gardens front and rear.**

**Other attributes include oil 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</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	

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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