

## 5 Farmley Gardens, Newtownabbey, BT36 7TU

**For Sale**  
Offers Over  
**£109,950**

An excellent opportunity to purchase this red brick semi detached villa in the ever popular Farmley area located within easy walking distance of all the amenities of Glengormley. The property would offer an ideal first time purchase. We encourage early viewing to avoid disappointment.



Energy Efficiency Rating F.

**T:** 028 9080 0000





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Address: 5 Farmley Gardens, NEWTOWNABBEY, County Antrim, BT36 7TU  
RRN: 0468-2991-0654-9294-8331



**Energy Efficiency Rating**

Rating	CO2 Emissions (g/km)	Current	Potential
A	10.1+		
B	10.1		
C	10.0		
D	10.0		
E	10.0		
F	10.0		
G	10.0	32	63

**Environmental Impact (CO2 Rating)**

Rating	CO2 Emissions (g/km)	Current	Potential
A	101		
B	101		
C	101		
D	101		
E	101		
F	101		
G	101	25	53

lamine wood flooring, shelved linen cupboard, downlighters.

## OUTSIDE

Front: In lawn plants and shrubs.

Rear: In lawn plants and shrubs, paved area, raised  
decked patio.  
UPVC fascia rainwater goods.

UPVC fascia rainwater goods.

Please note we do not test appliances and all measurements are approximate. These particulars are issued in good faith but do not constitute representations of fact or form part of this offer or contract. The particulars should be independently verified by prospective buyers or advisers. Neither McMillan Estate Agents Ltd nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property. Services, fittings and equipment referred in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. All dimensions are taken to the nearest 3 inches.