

10 Farmley Gardens, Newtownabbey, BT36 7TU

For Sale
Offers Over
£117,500

Attention first time buyers! An excellent opportunity to purchase this extremely well presented semi detached villa located in the ever popular Farmley development. The property has been recently refurbished and will offer the opportunity for a purchaser to simply move in and set their furniture down. Early viewing is advised to avoid disappointment.



Energy Efficiency Rating D.

T: 028 9080 0000





	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81 - 91		
C 69 - 80		
D 55 - 68	62	72
E 39 - 54		
F 21 - 38		
G 1 - 20		
Not energy efficient - higher running costs		

- Red brick semi detached villa in popular residential area
- 3 Bedrooms
- Spacious through lounge
- Contemporary fitted kitchen
- White bathroom suite
- Oil fired central heating
- Double glazing in uPVC frames
- Enclosed garden to rear
- Rewired November 2019



The property comprise

GROUND FLOOR

ENTRANCE HALL uPVC front door

LOUNGE 21' 4" x 10' 7" (6.5m x 3.23m) Feature fireplace with granite inset

KITCHEN 9' 7" x 7' 11" (2.92m x 2.41m) Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob unit, extractor fan, plumbed for washing machine, wine rack, wall tiling and ceramic tiled flooring, under stair storage

FIRST FLOOR

LANDING Access to roofspace

BEDROOM (1) 11' 4" x 10' 6" (3.45m x 3.2m) Plus built in robe

BEDROOM (2) 10' 7" x 9' 9" (3.23m x 2.97m) (including built in robes)

BEDROOM (3) 9' 7" x 6' 8" (2.92m x 2.03m) (plus built in robe)

BATHROOM Modern white suite comprising panelled

bath with telephone hand shower, pedestal wash hand basin, low flush WC, wall tiling, downlighters. Hotpress with insulated copper cylinder

OUTSIDE

Tarmac and paving to front

Enclosed to rear in lawn, oil fired boiler, PVC oil storage tank



Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
contact us
for any
advice

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