

## 156 Elmfield Road, Glengormley, BT36 6DP

**For Sale**  
Offers Over  
**£129,950**

This is a well presented semi-detached villa situated on the popular Elmfield Road, Glengormley. The property has a modern kitchen and bathroom and benefits from gas fired central heating and double glazing in uPVC frames. Demand is consistently high in this location and we recommend viewing at your earliest convenience.



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		72
D 55-68	57	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

- Semi-detached villa in a popular residential area
- 3 Bedrooms
- Lounge with laminate wood flooring
- Modern fitted kitchen, open archway to dining room
- Modern white bathroom suite
- Double glazing in uPVC frames
- Gas fired central heating
- Garage



The property comprises of

## GROUND FLOOR

ENTRANCE PORCH Ceramic tiled flooring.

ENTRANCE HALL Laminate wood flooring.

LOUNGE 14' 2" x 11' 10" (4.32m x 3.61m)  
Laminate wood flooring.

KITCHEN 11' 9" x 6' 8" (3.58m x 2.03m)  
Modern fitted kitchen with a range of high and low level units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, cooker point, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, feature radiator.

DINING ROOM 10' 4" x 8' 11" (3.15m x 2.72m)  
Laminate wood flooring, cloaks storage.

## REAR PORCH

## FIRST FLOOR

LANDING Accessed to floored roofspace, Worcester gas boiler.

BEDROOM (1) 12' 4" x 10' 5" (3.76m x 3.18m)  
Including built-in robe.

BEDROOM (2) 10' 4" x 8' 6" (3.15m x 2.59m)  
Laminate wood flooring.

BEDROOM (3) 9' 3" x 6' 10" (2.82m x 2.08m)  
Including built-in robe.

BATHROOM Modern white suite comprising of panelled bath, glazed shower screen, thermostatically controlled shower, low flush WC, wall tiling, ceramic tiled flooring.

GARAGE 20' 0" x 10' 0" (6.1m x 3.05m)  
Up and over door, light and power.

## OUTSIDE

Front in driveway.

Rear enclosed in neat lawn, area in stones, outside tap.



# McMillan

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Integrity  
Respect**

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**Please  
call in or  
contact us  
for any  
advice**

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