



**11 Richmond Way  
 Glengormley, Newtownabbey, BT36 5LQ**

**Offers Over  
 £184,950**

We are delighted to offer for sale this extended and well presented detached family home which is located in a cul de sac within a very popular residential area just off the Ballyclare Road and will ideally suit the growing family.

Inside the accommodation comprises; tiled entrance hall, lounge with semi solid oak flooring, luxury fitted kitchen with dining area and double doors to a spacious family room with access to rear.

Upstairs there are three bedrooms, all with wood laminate flooring and a separate luxury family bathroom with white suite.

Other benefits include pvc double glazing and oil heating.

Outside there is a concrete driveway and a superb garden to side / rear in lawn with paved and decking patio areas.

Early viewing recommended !!

# 11 Richmond Way

## Glengormley, Newtownabbey, BT36 5LQ



- Extended Detached Villa
- Three Bedrooms
- Two Reception Rooms
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing / Oil
- Superb Gardens
- Detached Garage

### ACCOMMODATION COMPRISES;

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator.

##### LOUNGE

11'11" x 11'5" (3.63 x 3.48)

Semi solid oak flooring, radiator.

##### KITCHEN / DINER

17'9" x 10'10" (5.41 x 3.30)

Luxury range of high gloss high and low level fitted units with formica worktops, stainless steel single drainer sink unit, double cooker space, stainless steel extractor fan, fridge / freezer space, plumbed for dishwasher, island unit with breakfast bar, partly tiled walls, tiled floor, radiator, pvc double glazed back door, double glass panelled doors to family room, storage cupboard

##### FAMILY ROOM

20'3" x 10'11" (6.17 x 3.33)

Feature hole in the wall style fireplace with multi fuel burning stove, wood laminate flooring, radiator, 2 velux windows, pvc double glazed double doors to rear.

##### FIRST FLOOR

##### LANDING

Access to roofspace, hotpress.

##### BEDROOM 1

11'5" x 10'0" (3.48 x 3.05)

Wood laminate flooring, built in mirrored sliding robe, radiator.

##### BEDROOM 2

10'0" x 9'4" (3.05 x 2.84)

Wood laminate flooring, radiator.

##### BEDROOM 3

8'4" x 7'6" (2.54 x 2.29)

Wood laminate flooring, radiator, built in robe.

##### BATHROOM

White suite comprising: panelled bath with Triton shower above, enclosed cistern w.c. With storage cupboard and formica worktops with feature circular wash hand basin. Fully tiled walls, tiled floor, chrome heated towel rail.

##### OUTSIDE

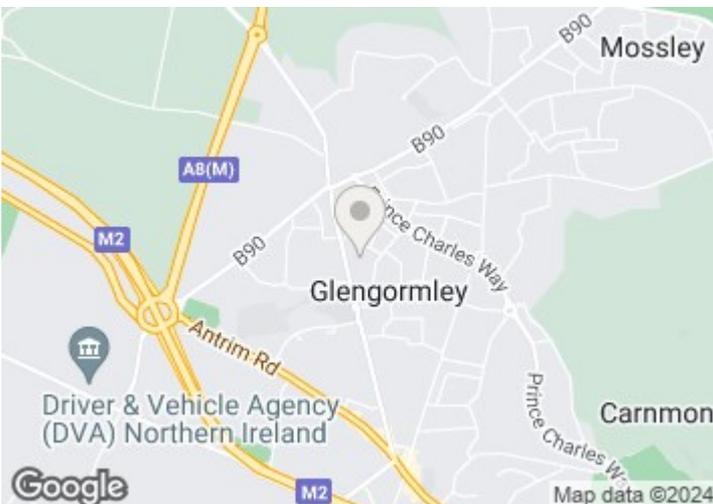
Concrete driveway leading to a detached garage with up and over door, light, power, oil boiler, plumbing for washing machine and access to w.c.

Concrete parking area to front for further parking space.

Superb garden to side / rear in lawn with summer house with tongue and groove panelled walls, light, power and wood laminate flooring.

Large decking area to rear with paved patio area

Oil tank



### 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 49                      | 65        |
| (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 |           |



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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