

15 Glencroft Gardens Ballyhenry Road, Newtownabbey, BT36 5GE

**Offers Around
£204,950**

We are delighted to offer for sale this attractive and well presented detached family home which is located in a very popular development just off the Ballyhenry road which is close to Sandyknowes roundabout offering easy access to all surrounding areas.

The accommodation comprises tiled entrance hall, lounge with wood laminate flooring, modern white high gloss fitted kitchen / diner with double glass panelled doors to a sunroom, matching utility room and a rear hall with access to garden and furnished cloakroom. Upstairs there are three bedrooms all with wood laminate flooring and a separate modern shower room. Other benefits include PVC double glazing and oil heating.

Outside there is a brick pave driveway leading to an integral garage, garden to front in lawn and a garden to rear in lawn with paved patio area.

Early viewing recommended !!

15 Glencroft Gardens

Ballyhenry Road, Newtownabbey, BT36 5GE



- Deatched Villa
- 3 Bedrooms
- Lounge & Sunroom
- Modern Kitchen / Diner
- Utility & Downstairs WC
- Modern Shower room
- PVC Double Glazing & Oil
- Integral Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator, under stairs storage

LOUNGE

14'8" x 11'8" (4.47m" x 3.56m")
Hole in wall style fireplace, slate hearth, wood laminate flooring, radiator

KITCHEN / DINER

22'0" x 10'8" (6.71m" x 3.25m")
Modern range of white high gloss high and low level units formica worktop, basin and a half stainless steel sink unit, cooker space, stainless steel extractor fan, American style fridge / freezer space, tiled floor, two radiators, double glass panelled doors to sun room

UTILITY ROOM

8'8" x 6'11" (2.64m" x 2.11m")
Matching high and low level units, formica worktop, stainless steel single drainer sink unit, plumbed for washing machine and dishwasher, tiled floor, radiator, access to garage

REAR HALL

Tiled floor, radiator, access to garden

FURNISHED CLOAKROOM

Low flush wc, corner wash hand basin, tiled floor, radiator

SUNROOM

12'2" x 9'7" (3.71m" x 2.92m")
Tiled floor, radiator, double glazed door to garden

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

13'1" x 11'9" (3.99m" x 3.58m")
Wood laminate flooring, radiator

BEDROOM 2

11'9" x 10'3" at widest (3.58m" x 3.12m" at widest)
Built in part mirrored sliding robes, wood laminate flooring, radiator

BEDROOM 3

9'11" x 7'10" at widest (3.02m" x 2.39m" at widest)
Wood laminate flooring, radiator

SHOWER ROOM

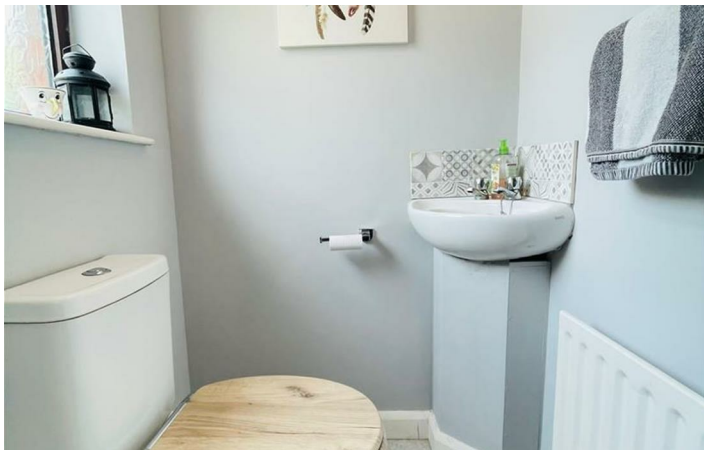
Chrome corner shower cubicle, Mira shower, vanity unit, low flush wc, fully pvc panelled walls, heated towel radiator

OUTSIDE

Driveway leading to an integral garage.
Garden to front in lawn.
Garden to rear in lawn with brick paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	62
Northern Ireland		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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