



ULSTER PROPERTY SALES

# UPS

**GLENGORMLEY BRANCH**303 Antrim Road, Glengormley,  
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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 35 VANDYCK GARDENS

**Whitewell Road  
Newtownabbey BT36**

- Mid Terrace
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Location

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £94,950**



# 35 Vandyck Gardens

Whitewell Road, Newtownabbey, BT36 7HQ



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door,  
wood laminate flooring

#### LOUNGE

12'10" x 11'0" at widest (3.91m" x  
3.35m" at widest )  
Wood laminate flooring,  
radiator

#### KITCHEN

13'9" x 7'1" (4.19m" x 2.16m")  
Range of high and low level

units, formica worktop,  
stainless steel single drainer  
sink unit, built in stainless steel  
oven, stainless steel hob,  
stainless steel extractor fan,  
fridge / freezer space, plumbed  
for washing machine, partly  
tiled walls, tiled floor, radiator,  
pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10'10" x 9'3" (3.30m" x 2.82m")  
Wood laminate flooring, built in

wardrobe with gas boiler,  
radiator

#### BEDROOM 2

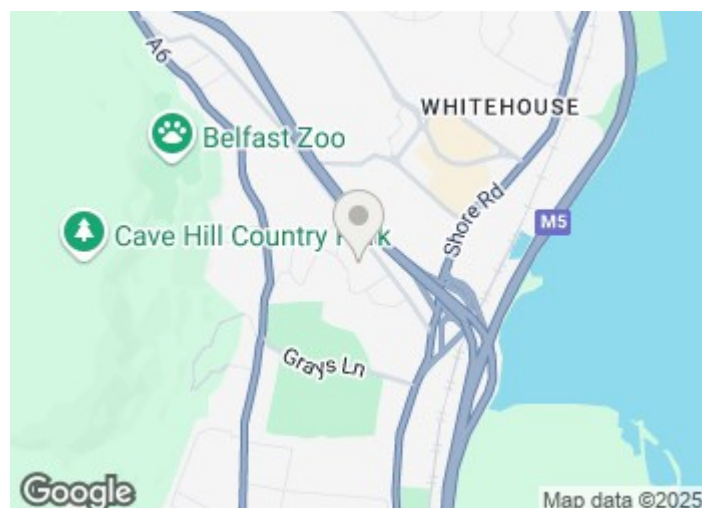
9'10" x 8'7" at widest (3.00m" x  
2.62m" at widest )  
Wood laminate flooring,  
radiator

#### SHOWER ROOM

Fully tiled shower cubicle,  
thermostatic shower, pedestal  
wash hand basin, low flush wc,  
partly tiled walls, radiator

#### OUTSIDE

Garden to front  
Enclosed and covered rear yard



## Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

