



**9 Farmley Road  
Glengormley, Newtownabbey, BT36 7TY**

**Offers Over  
£149,950**

We are delighted to offer for sale this attractive semi detached villa which is located in a popular residential area within walking distance to Glengormley town centre and all local amenities and will suit a variety of purchaser

Inside the accommodation comprises; entrance hall, large lounge and an extended fitted kitchen / diner with space for appliances and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite and shower cubicle

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway, paved garden to front and a garden to rear in lawn.

**Early viewing recommended !!**

# 9 Farmley Road

Glengormley, Newtownabbey, BT36 7TY



- Semi Detached Villa
- 3 Bedrooms
- Large Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE / DINING

21'3" x 10'6" (6.48m" x 3.20m")  
Two radiators

#### KITCHEN / DINER

13'5" x 9'8" (4.09m" x 2.95m')  
Range of beech high and low level units, formica worktop, basin and a half sink unit, cooker space, extractor fan, fridge / freezer space, plumbed for washing

machine, partly tiled walls, tiled floor, radiator, gas boiler, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

10'7" x 9'8" (3.23m" x 2.95m")  
Radiator

#### BEDROOM 2

11'2" x 11'1" at widest (3.40m" x 3.38m" at widest )  
Radiator

#### BEDROOM 3

9'9" x 6'3" (2.97m" x 1.91m")  
Built in wardrobe, radiator

### BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, separate chrome corner shower cubicle, thermostatic shower, tiled floor, radiator

### OUTSIDE

Tarmac driveway  
Paved garden to front  
Garden to rear in lawn with pebbled 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	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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