



## 7 Richmond Park Glengormley, Newtownabbey, BT36 5LE

**Offers Around  
 £129,950**

We are delighted to offer for sale this attractive semi detached villa which is located in a very popular residential area just off the Carnmoney / Ballyclare Roads and will appeal to the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with tiled fireplace and a fitted kitchen / diner with space for appliances and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway, garden to front in lawn and a good garden to rear in lawn with patio area.

**Early viewing recommended !!**

# 7 Richmond Park

Glengormley, Newtownabbey, BT36 5LE



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

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door

#### LOUNGE

14'3" x 11'8" (4.34m" x 3.56m")  
Tiled fireplace, radiator

#### KITCHEN / DINER

17'7" x 9'10" (5.36m" x 3.00m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge /

freezer space, plumbed for washing machine, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace, hotpress

#### BEDROOM 1

11'5" x 11" (3.48m" x '3.35m)  
Radiator, built in wardrobe

#### BEDROOM 2

9'10" x 9'5" (3.00m" x 2.87m")  
Radiator

#### BEDROOM 3

8'3" x 7'6" at widest (2.51m" x 2.29m" at widest )  
Radiator, built in cupboard

#### BATHROOM

White suite comprising bath, pedestal wash hand basin, wc, 1/2 tiled walls, radiator

#### OUTSIDE

Tarmac driveway  
Garden to front in lawn  
Garden to rear in lawn with concrete patio area  
Boiler house & 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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	35	
(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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