



3 Sandymount Green Antrim Road, Newtownabbey, BT36 5FB

**Offers Around
£189,950**

We are delighted to offer for sale this attractive and extremely well presented semi detached villa which is located in a popular residential development just off the Antrim Road close to Sandyknowes roundabout and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall with furnished cloakroom, lounge with wood laminate flooring, Modern fitted kitchen / diner with built in oven & hob, integrated appliances and PVC double glazed double doors to rear and a matching utility room.

Upstairs there are three bedrooms master with ensuite and a separate modern family bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a driveway and a fully enclosed garden to rear in lawn.

Early viewing recommended !!

3 Sandymount Green

Antrim Road, Newtownabbey, BT36 5FB



- Semi Detached Villa
- Modern Kitchen / Diner
- PVC Double Glazing
- 3 Bedrooms Master Ensuite
- Utility / Downstairs WC
- Gas Heating
- Lounge
- Luxury White Bathroom
- Driveway & Garden

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door, tiled floor, radiator

FURNISHED CLOAKROOM

White suite comprising semi pedestal wash hand basin, low flush wc, tiled floor, radiator

LOUNGE

14'2" x 12'6" at widest (4.32m" x 3.81m" at widest)

Wood laminate flooring, radiator

KITCHEN / DINER

16'6" x 10'3" at widest (5.03m" x 3.12m" at widest)

Modern range of cream high gloss high and low level units, formica worktops, stainless steel single drainer sink unit, built in stainless steel under oven, gas hob, stainless steel extractor fan, integrated fridge / freezer &

dishwasher, glass splashback, tiled floor, pvc double glazed double doors to rear

UTILITY ROOM

16'6" x 10'3" at widest (5.03m" x 3.12m" at widest)

Low level units, formica worktop, plumbed for washing machine, tumble dryer space, gas boiler, radiator

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard, radiator

BEDROOM 1

12'4" x 12'0" at widest (3.76m" x 3.66m" at widest)

Built in mirrored sliding robes, radiator, wood laminate flooring

ENSUITE

Modern white suite comprising chrome shower cubicle, thermostatic shower, semi

pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, hoated towel radiator

BEDROOM 2

10'3" x 8'7" (3.12m" x 2.62m")

Radiator

BEDROOM 3

10'2" x 7'7" (3.10m" x 2.31m")

Radiator

BATHROOM

Modern white suite comprising panelled bath, shower attachment, semi pedestal wash hand basin, low flush wc, separate fully tiled shower cubicle, thermostatic shower, partly tiled walls, tiled floor, heated towel radiator

OUTSIDE

Tarmac driveway.

Fully enclosed garden to rear in lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(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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