



26 BALLYCLARE ROAD

Glengormley
Newtownabbey BT36

- End Terrace
- 2 Bedrooms
- Lounge / Dining
- Maple Fitted Kitchen
- White Bathroom Suite
- Double Glazing / Oil
- Detached Garage
- Garden To Rear

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			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £97,500

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Glengormley, Newtownabbey, BT36 5EX



ACCOMMODATION COMPRISE

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

LOUNGE / DINING

22'9" x 12'9" (6.93m" x 3.89m")
Feature fireplace with tiled inset, oak surround, gas inset fire, wood laminate flooring, two radiators, under stairs storage

KITCHEN

10'7" x 9'2" (3.23m" x 2.79m")
Modern range of maple effect high and low level units, formica worktop, single drainer stainless

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

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10'1" (3.61m" x 3.07m")
Feature cast iron fireplace, radiator, built in wardrobe with hotpress

BEDROOM 2

10'7" x 8'3" (3.23m" x 2.51m")
Radiator

BATHROOM

White suite comprising bath, electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, wall mounted electric heater

OUTSIDE

Access to side leading to a detached garage with up and over door, light, oil boiler
Paved area to front for off street parking.
Garden to rear with paved patio and decking area
Oil tank



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.



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