



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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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

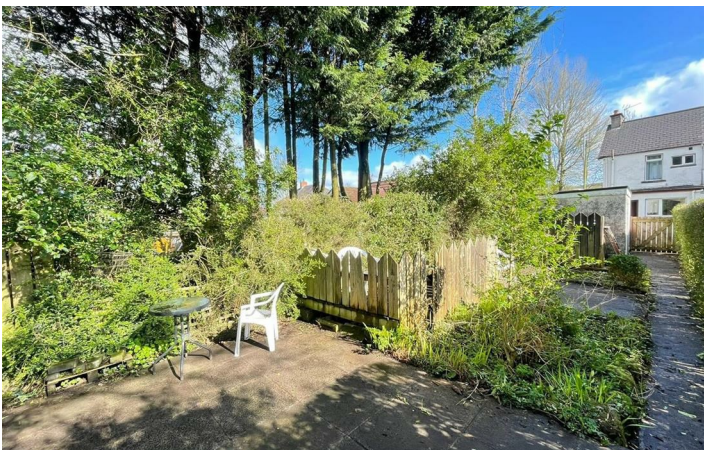
White suite comprising bath, electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, wall mounted electric heater

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

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