

29 Sandyknowes Park Glengormley, Newtownabbey, BT36 5DE

**Offers Around
£164,950**

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

Inside the accommodation comprises; entrance hall, lounge with feature electric inset fire and high gloss semi solid wood flooring, fitted kitchen / diner with built in oven and hob and PVC double glazed sliding patio doors to a conservatory / sunroom.

Upstairs there are three bedrooms and a modern shower room.

Other benefits include PVC double glazing, gas heating and floored and sheeted roofspace.

Outside there is a brick paved driveway leading to a detached garage and a fully enclosed natural stone paved garden to garden to rear.

Early viewing recommended !!

29 Sandyknowes Park

Glengormley, Newtownabbey, BT36 5DE



- Semi Detached Villa
- 3 Bedrooms
- Lounge & Sunroom
- Fitted Kitchen / Diner
- Modern Shower Room
- Floored Roofspace
- PVC Double Glazing / Gas
- Detached Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, high gloss semi solid wood flooring, radiator, under stairs storage

LOUNGE

14'1" x 10'10" (4.29m" x 3.30m")

Feature inset electric fire, high gloss semi solid wood flooring, radiator , feature bow window

KITCHEN / DINER

17'2" x 9'9" (5.23m" x 2.97m")

Range of high and low level units, formica worktop, single drainer sink unit, built in stainless steel oven, ceramic hob., stainless steel splashback, stainless steel extractor fan, American style fridge / freezer space, integrated dishwasher, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed double doors to rear, pvc double glazed sliding patio doors to conservatory / sun room

CONSERVATORY / SUNROOM

11'1" x 9'6" (3.38m" x 2.90m")

Wood laminate tile effect flooring, two radiators, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

BEDROOM 1

12'4" x 11'0" at widest (3.76m" x 3.35m" at widest)

Built in part mirrored sliding robes, wood laminate flooring, radiator

BEDROOM 2

11'1" x 9'11" at widest (3.38m" x 3.02m" at widest)

Wood laminate flooring, radiator, built in wardrobe

BEDROOM 3

9'5" x 8'0" at widest (2.87m" x 2.44m" at widest)

Wood laminate flooring, radiator, built in cupboard with gas boiler

SHOWER ROOM

Chrome shower cubicle, thermostatic shower, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

ROOFSPACE

13'0" x 10'9" at widest (3.96m" x 3.28m" at widest)

Floored and sheeted, light , power, radiator, velux window, built in storage

OUTSIDE

Brick paved driveway leading to a detached garage sub divided into two rooms

Room 1 Roller shutter door, light, power, plumbed for washing machine

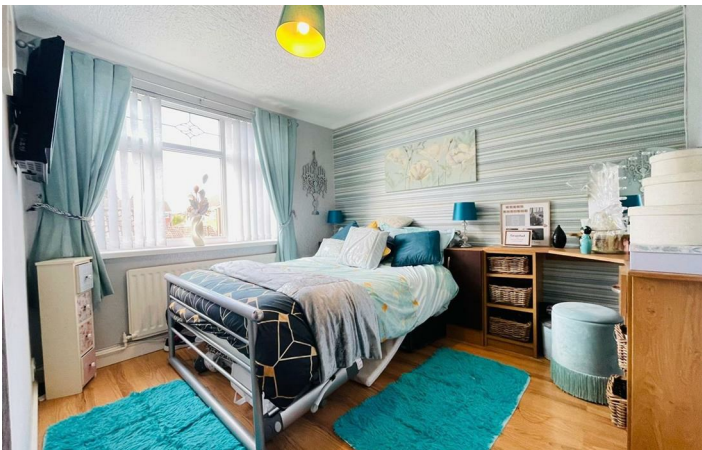
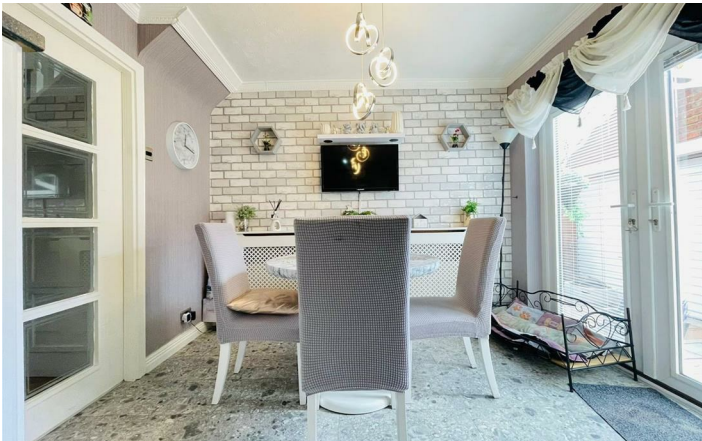
Room 2 Light, power, potential office

Blue slate garden to front

Fully enclosed natural stone paved garden to rear with raised shrub beds



| 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 | 53 | 67 |
| (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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