

2 Sandyholme Way Glengormley, Newtownabbey, BT36 5BH

**Offers Over
 £259,950**

We are delighted to offer for sale this attractive detached family home which is located on a private laneway just off the Antrim Road which is convenient to Sandyknowes Roundabout offering easy access to all surrounding areas and will ideally suit the growing family.

Inside the accommodation comprises; entrance porch, entrance hall both with Chinese slate flooring, large lounge with feature fireplace and solid oak flooring, dining room, family room with PVC double glazed sliding patio doors to rear and a separate oak fitted kitchen with matching utility room and furnished cloakroom.

Upstairs there are four good bedrooms, master with ensuite and a separate modern family bathroom with white suite. Other benefits include PVC double glazing and oil heating.

Outside there is a private laneway with access for only two houses leading to your own tarmac driveway for ample parking with detached garage and a garden to rear in lawn with feature decking area.

Early viewing recommended !!

2 Sandyholme Way

Glengormley, Newtownabbey, BT36 5BH



- Detached Family Home
- 4 Bedrooms Master Ensuite
- 3 Reception Rooms
- Oak Fitted Kitchen
- Utility & Downstairs WC
- White Bathromm Suite
- PVC Double Glazing / Oil
- Detached Garage

ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE PORCH

Composite double glazed front door, Chinese slate flooring.

ENTRANCE HALL

Chinese slate floor, radiator.

LOUNGE

16'3" x 11'9" (4.95 x 3.58)

Feature fireplace with cast iron inset, wood surround, solid oak flooring, radiator

DINING ROOM

11'11" x 10'11" (3.63 x 3.33)

Solid oak flooring, radiator.

FAMILY ROOM

12'2" x 11'10" (3.71 x 3.61)

Feature fireplace with granite inset, oak surround, solid oak flooring, pvc double glazed sliding patio doors to rear

KITCHEN

11'10" x 8'10" (3.61 x 2.69)

Range of oak high and low level units, formica

worktops, basin and a half stainless steel sink unit, built in stainless steel double oven, ceramic hob, stainless steel extractor fan, integrated dishwasher and fridge / freezer, partly tiled walls, tiled floor, radiator.

UTILITY ROOM

8'1" x 6'11" (2.46 x 2.11)

Matching low level cupboards with formica worktop, plumbed for washing machine, partly tiled walls, tiled floor, composite double glazed back door

FURNISHED CLOAKROOM

Pedestal wash hand basin, w.c, tiled floor, radiator

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

12'2" x 11'9" (3.71 x 3.58)

Radiator

ENSUITE

Shower cubicle with Mira shower, pedestal wash hand basin and wc, fully tiled walls and floor, radiator

BEDROOM 2

11'10" x 11'1" (3.61 x 3.38)

Wood laminate flooring, radiator, built in robe.

BEDROOM 3

11'11" x 10'11" (3.63 x 3.33)

Wood laminate flooring, radiator.

BEDROOM 4

11'11" x 9'0" (3.63 x 2.74)

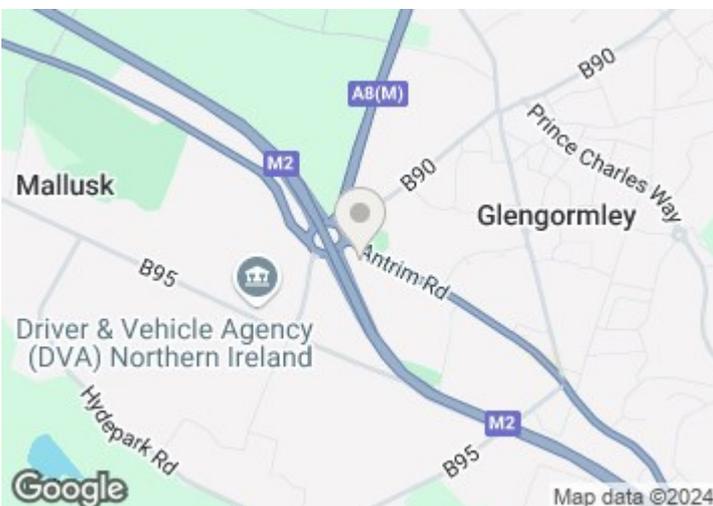
Built in robe, radiator, wood laminate flooring.

BATHROOM

Modern white suite comprising bath, shower attachment, vanity unit, low flush wc, separate walk in shower area with glass screen, thermostatic shower, partly tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Private laneway shared access with only two houses.
Own tarmac driveway leading to a detached garage with up and over door, light power and oil boiler.
Tarmac area to front for extra parking.
Garden to rear in lawn with feature raised decking area



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	47	
(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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark