

9 Ashford Lodge Ballycraigy Road, Newtownabbey, BT36 5XD

**Offers Over
£165,000**

We are delighted to offer for sale this attractive mid townhouse which is located in a very popular development just off the Ballyclare / Ballycraigy Roads and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace and a fitted kitchen / diner with built in oven & hob, PVC double glazed sliding patio doors to rear and access to garage.

Upstairs there are three bedrooms, master with ensuite and a separate bathroom with soft cream coloured suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway leading to an integral garage, garden to front in lawn and an enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

9 Ashford Lodge

Ballycraig Road, Newtownabbey, BT36 5XD



- Mid Townhouse
- 3 Bedrooms Master Ensuite
- Lounge
- Fitted Kitchen / Diner
- Soft Cream Bathroom
- PVC Double Glazing
- Gas Heating
- Integral Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage

LOUNGE

12'7" x 10'8" (3.84m" x 3.25m')
Attractive fireplace, mahogany surround, radiator

KITCHEN / DINER

17'8" x 10'10" at widest (5.38m" x 3.30m" at widest)
Range of high and low level units, formica worktop, basin and a half sink unit, built in stainless steel oven, gas hob, extractor fan, integrated fridge, partly tiled walls,

radiator, pvc double glazed sliding patio doors to rear, access to garage
BEDROOM 3
10'7" x 8'11" (3.23m" x 2.72m")
Radiator

FRIST FLOOR

LANDING

Storage cupboard with gas boiler, access to roofspace

BEDROOM 1

15'10" x 10'5" (4.83m" x 3.18m")
Radiator

ENSUITE

Shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

BEDROOM 2

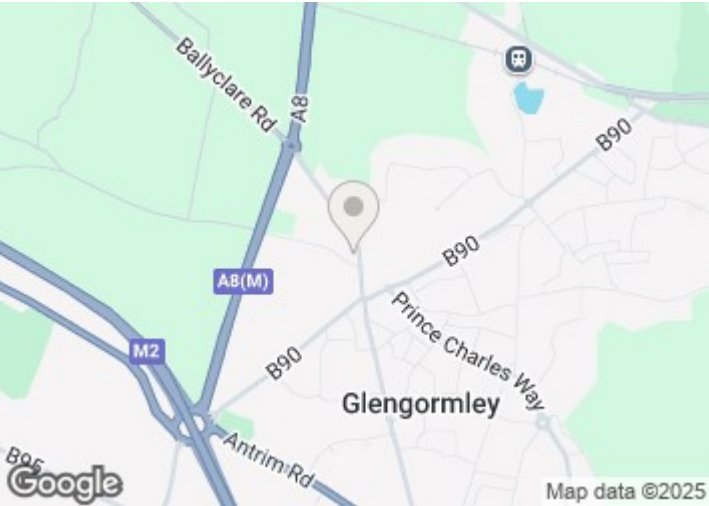
10'7" x 10'5" (3.23m" x 3.18m')
Radiator

BATHROOM

Soft cream coloured suite comprising corner panelled bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway leading to integral garage
Garden to front in lawn
Enclosed garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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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