



4 Elmfield Crescent O'Neill Road, Newtownabbey, BT36 6EB

**Offers Over
£169,950**

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

Inside the accommodation comprises; entrance hall, lounge with hole in wall style fireplace, wood laminate flooring and open to a dining room with PVC double glazed doors to rear and access to a modern white high gloss fitted kitchen with built in oven & hob.

Upstairs there are three bedrooms and a modern bathroom with white suite.

Other benefits include PVC double glazing, PVC fascia and guttering and gas heating.

Outside there is a tarmac driveway leading to a detached garage and a garden to rear in lawn with paved patio areas.

Early viewing recommended !!

4 Elmfield Crescent

O'Neill Road, Newtownabbey, BT36 6EB



- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Luxury Kitchen
- Modern Bathroom
- PVC Double Glazing / Gas
- Detached Garage
- Popular Location

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door, wood laminate flooring, modern vertical radiator

LOUNGE

14'9" x 12'4" at widest (4.50m" x 3.76m" at widest)

Hole in wall style fireplace, tiled hearth, wood laminate flooring, radiator, built in storage cupboard and shelving, open to dining room

DINING ROOM

10'1" x 9'8" (3.07m" x 2.95m')

Wood laminate flooring, modern vertical radiator, pvc double glazed double doors to rear, open to kitchen

KITCHEN

10'0" x 6'4" (3.05m" x 1.93m")

Luxury range of white high gloss high and

low level units, marble effect worktop and splashback, single drainer sink unit, built in stainless steel oven, stainless steel microwave, ceramic hob, extractor fan, integrated fridge / freezer, wood laminate flooring

REAR PORCH

Plumbed for washing machine

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

14'11" x 9'9" at widest (4.55m" x 2.97m" at widest)

Built in mirror sliding robe, wood laminate flooring, radiator

BEDROOM 2

10'1" x 9'8" (3.07m" x 2.95m")

Wood laminate flooring, radiator

BEDROOM 3

11'10" x 6'6" at widest (3.61m" x 1.98m" at widest)

Wood laminate flooring, radiator, storage cupboard with gas boiler

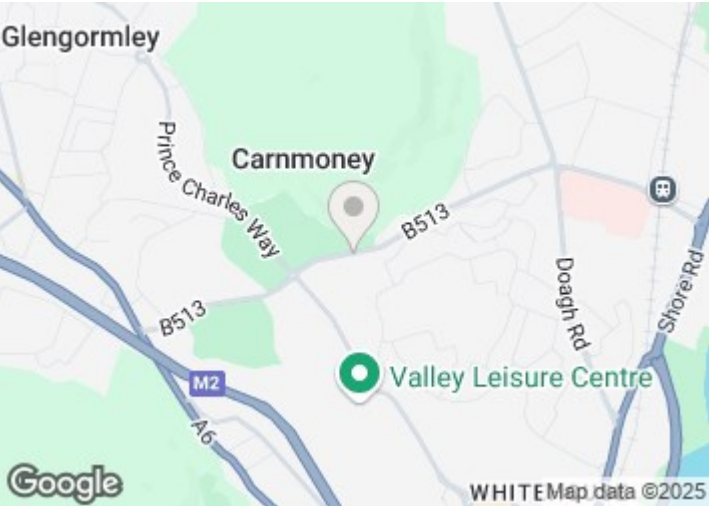
BATHROOM

Luxury white suite comprising panelled bath, shower attachment, screen, vanity unit, low flush wc, part pvc panelled walls, heated towel radiator

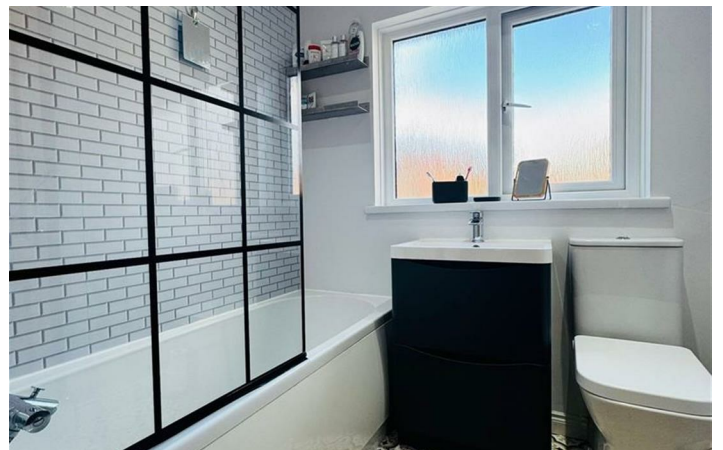
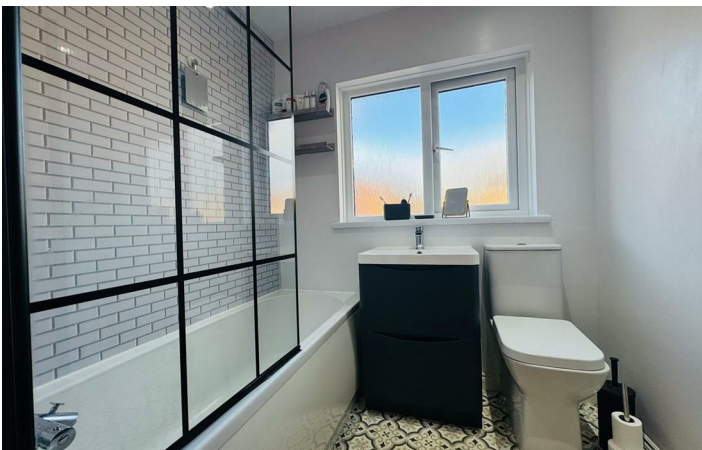
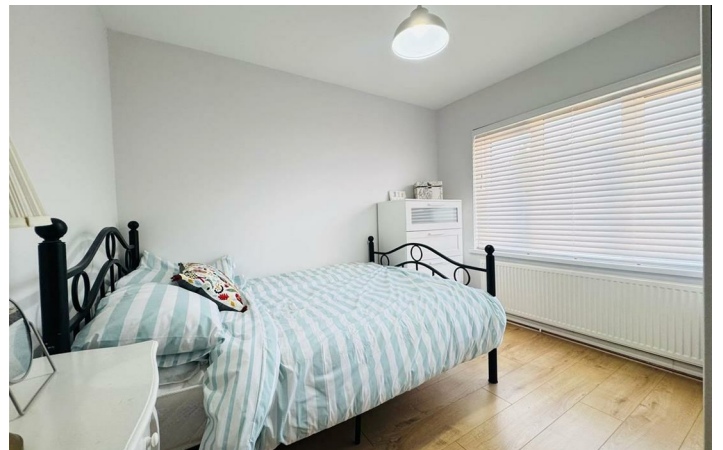
OUTSIDE

Tarmac driveway leading to a detached garage, roller shutter door

Tarmac area at front for additional parking
Garden to rear in lawn with paved patio area and feature raised paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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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