



## 12 Swanston Road North Antrim Road, Newtownabbey, BT36 5DL

**Offers Over  
£189,950**

We are delighted to offer for sale this attractive and extended semi detached villa which is located in a cul de sac in a very popular residential area just off the Antrim Road, Glengormley and will suit a wide variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge, family / dining room with feature fireplace and double glazed sliding patio doors to rear and a separate extended fitted kitchen with built in oven & hob, integrated appliances and access to rear.

Upstairs there are three bedrooms, all with built in robes and a separate bathroom with coloured suite. Other benefits include PVC double glazing, gas heating and a floored and sheeted roofspace with velux window.

Outside there is a driveway leading to an attached garage, further concrete area for ample parking with access to an additional detached garage and a superb garden to rear in lawn.

**Early viewing recommended !!**

# 12 Swanston Road North

## Antrim Road, Newtownabbey, BT36 5DL



- Extended Semi Detached Villa
- Extended Kitchen
- PVC Double Glazing / Gas
- 3 Bedrooms
- Coloured Bathroom Suite
- 2 Garages & Superb Garden
- 2 Reception Rooms
- Floored Roofspace

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage

##### LOUNGE

11'6" x 11'5" (3.51m" x 3.48m')  
Radiator

##### LOUNGE / DINING

17'5" x 11'6" at widest (5.31m" x 3.51m" at widest )

Feature fireplace, radiator, double glazed sliding patio doors to rear

##### KITCHEN

13'10" x 8'2" (4.22m" x 2.49m")  
Range of high and low level units, glass display cabinet, worktop, basin 1/2 stainless steel sink unit, built in double oven, gas hob, extractor fan, integrated

fridge & dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

11'4" x 11'1" at widest (3.45m" x 3.38m" at widest )  
Built in wardrobe & cupboard, radiator

##### BEDROOM 2

11'5" x 11'1" at widest (3.48m" x 3.38m" at widest )  
Built in wardrobe & cupboard, radiator

##### BEDROOM 3

8'2" x 7'10" (2.49m" x 2.39m" )  
Built in wardrobe, radiator

##### BATHROOM

Champagne coloured suite comprising

wood panelled bath, shower attachment, vanity unit, low flush wc, separate shower cubicle, thermostatic shower, fully pvc panelled walls, chrome heated towel radiator

#### ROOFSPACE

15'5" x 10'9" (4.70m" x 3.28m")  
Floored and sheeted, light & power, radiator, velux window, under eaves storage

#### OUTSIDE

Part paved driveway leading to concrete driveway for ample parking and turning space  
Attached garage  
Additional detached garage, roller shutter door  
Carport  
Superb garden to rear in lawn with shrubs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(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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