

**79 Ballyfore Road**  
**Doagh Road, Newtownabbey, BT36 6XT**

**Offers Around**  
**£124,950**

We are delighted to offer for sale this well presented and spacious end terrace which is located in a very popular residential area just off the Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with attractive fireplace and wood laminate flooring, family room / bedroom 4, modern newly installed fitted kitchen with space for appliances, breakfast bar and rear hall with access to garden.

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

Other benefits include double glazing and oil heating.

Outside there are pebbled gardens to front and side and a garden to rear with feature decking area.

Early viewing recommended !!

# 79 Ballyfore Road

## Doagh Road, Newtownabbey, BT36 6XT



- End Terrace
- Modern Fitted Kitchen
- Double Glazing / Oil
- 4 Bedrooms / 1 Reception
- Downstairs WC
- Popular Location
- 3 Bedrooms / 2 Receptions
- White Bathroom Suite

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### FURNISHED CLOAKROOM

Low flush wc, wash hand basin, wood laminate flooring

#### LOUNGE

20'0" x 11'10" (6.10m" x 3.61m")

Attractive fireplace, cast iron inset, beech surround, wood laminate flooring, radiator

#### KITCHEN

12'1" x 7'7" (3.68m" x 2.31m")

Modern newly installed range of high and low level units, marble effect worktop, basin 1/2 stainless steel sink

unit, floor space, extractor fan, plumbed for washing machine, breakfast bar, radiator, wood laminate flooring

#### REAR HALL

Wood laminate flooring, pvc double glazed back door

#### FAMILY ROOM / BEDROOM 4

8'6" x 7'8" (2.59m" x 2.34m")

Radiator

#### FIRST FLOOR

#### LANDING

Walk in hotpress, access to roofspace

#### BEDROOM 1

12'6" x 11'11" at widest (3.81m" x 3.63m" at widest )

Radiator, built in wardrobe

#### BEDROOM 2

12'6" x 8'9" (3.81m" x 2.67m")

Radiator, built in wardrobe

#### BEDROOM 3

11'2" x 11'1" at widest (3.40m" x 3.38m" at widest )

Radiator, built in wardrobe

#### BATHROOM

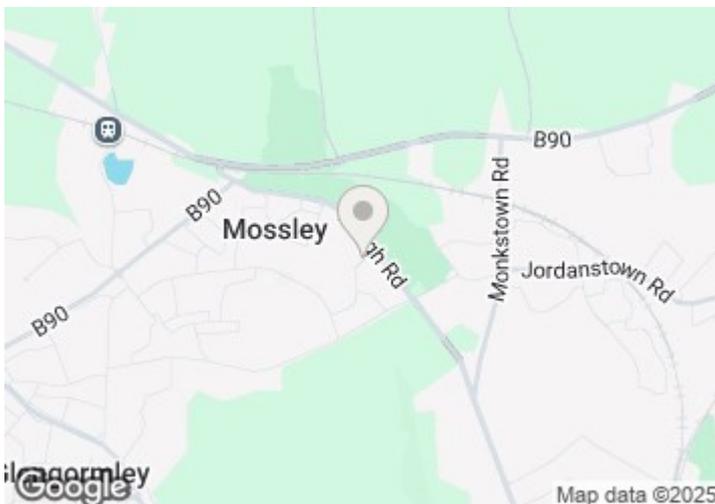
White suite comprising bath, shower attachment, screen, pedestal wash hand basin, low flush wc,

#### OUTSIDE

Pebbled garden to front

Pebbled garden to side

Garden to rear with feature decking area, boiler house and oil tank



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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