



9 GRAYMOUNT TERRACE

Shore Road
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Luxury Shower Room
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

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

Offers Around £104,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

15'2" x 9'10" at widest (4.62m" x 3.00m" at widest)
Attractive mock fireplace, wood laminate flooring, radiator, hotpress

KITCHEN

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freeze space,

plumbed for washing machine, fully

tilled walls, tiled floor, breakfast bar, 7'1" x 6'2" to back of built in mirror radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

9'11" x 8'8" at widest (3.02m" x 2.64m" at widest)
Radiator

BEDROOM 2

9'3" x 9'0" at widest (2.82m" x 2.74m" at widest)
Radiator, wood laminate flooring

BEDROOM 3

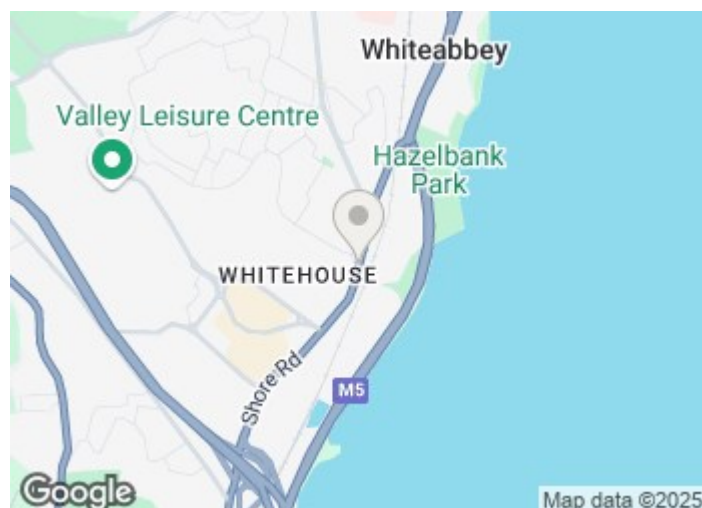
7'1" x 6'2" to back of built in mirror sliding r (2.16m" x 1.88m" to back of built in mirror slidi)
Built in mirror sliding robes, radiator

SHOWER ROOM

Shower cubicle, Mira electric shower, floating vanity unit, low flush wc, tile effect panelled walls, heated towel radiator

OUTSIDE

Paved driveway
Garden to front in lawn
Fully enclosed paved garden to rear
Boiler house and oil tank
PVC fascia and guttering



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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