



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
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 tiled walls, tiled floor, breakfast bar, 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**

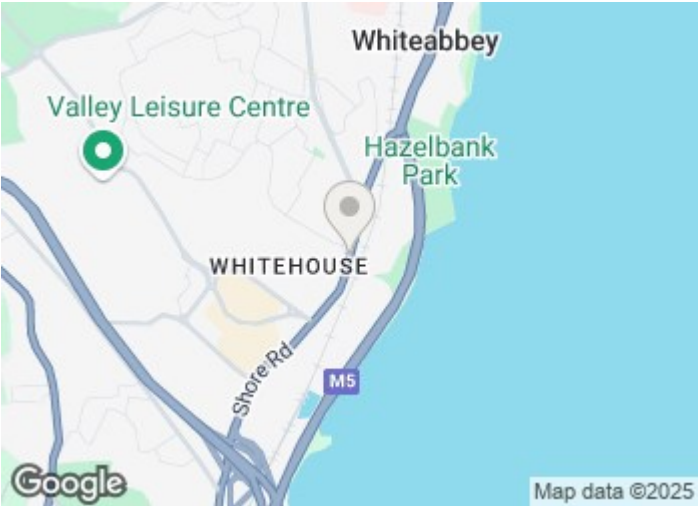
7'1" x 6'2" to back of built in mirror sliding r (2.16m" x 1.88m" to back of built in mirror slidi)  
Built in mirror sliding robes, radiator

**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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