



9 Graymount Terrace Shore Road, Newtownabbey, BT36 7DU

**Offers Around
 £104,950**

We are delighted to offer for sale this attractive semi detached villa which is located in a cul de sac in a very popular residential area just off the Shore Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive mock fireplace and wood laminate flooring and a fitted kitchen with space for appliances and access to rear. Upstairs there are three bedrooms and a luxury shower room.

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

Outside there is a paved driveway, garden to front in lawn and fully enclosed paved garden to rear.

Early viewing recommended !!

9 Graymount Terrace

Shore Road, Newtownabbey, BT36 7DU



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

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

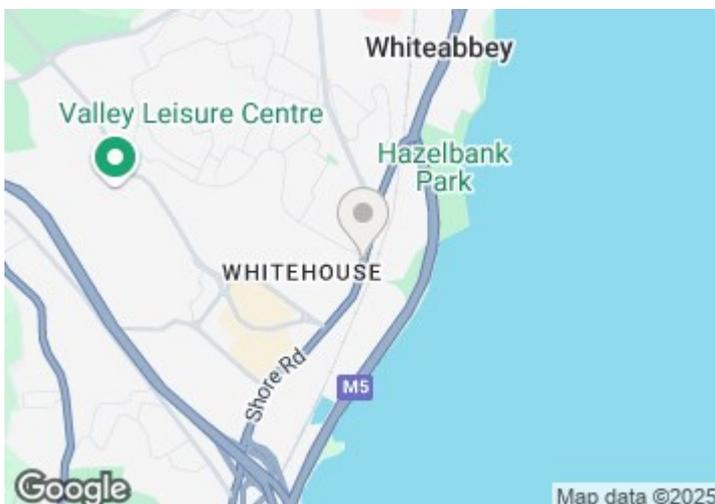
7'1" x 6'2" to back of built in mirror sliding r (2.16m" x 1.88m" to back of built in mirror slidi)
 Built in mirror sliding robes, radiator

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	48	
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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