



4 Sandyholme Way Antrim Road, Newtownabbey, BT36 5BH

**Offers Around
£259,950**

We are delighted to offer for sale this extremely well presented detached villa which is located in a very popular residential just off the Antrim road which is close to Sandyknowes roundabout offering easy access to all surrounding areas.

The accommodation comprises entrance hall, lounge with feature hole in wall style fireplace with stove, family room with bio fuel inset fire and a modern white high gloss fitted kitchen / diner with built in oven and hob, integrated appliances and PVC double glazed double doors to rear. Upstairs there are three double bedrooms, master with ensuite and a separate modern fully tiled bathroom with white suite.

Other benefits include oil heating, PVC double glazing and a floored and sheeted roofspace. Outside there is a part shared driveway leading to your own tarmac driveway for ample parking, carport at side and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

4 Sandyholme Way

Antrim Road, Newtownabbey, BT36 5BH



- Detached Villa
- 3 Bedrooms Master Ensuite
- 2 Reception Rooms
- Modern Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing / Oil
- Carport & Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled herringbone style flooring, radiator

LOUNGE

15'0" x 11'10" (4.57m" x 3.61m")
Hole in wall style fireplace with stove, tiled herringbone style flooring, radiator

FAMILY ROOM

10'10" x 10'9" (3.30m" x 3.28m")
Feature inset bio fuel fire, tiled herringbone style flooring, radiator

KITCHEN / DINER

24'2" x 8'10" (7.37m" x 2.69m")
Modern range of white high gloss high and low level units, granite worktop, basin 1/2 inlay sink unit, built in stainless steel double oven, ceramic hob, stainless

steel extractor fan, integrated fridge, freezer, washing machine and dishwasher, tiled herringbone style flooring, pvc double glazed back door, pvc double glazed double doors to rear, modern vertical radiator, breakfast bar

FIRST FLOOR

LANDING

Hotpress

BEDROOM 1

11'10" x 11'0" (3.61m" x 3.35m")
Radiator

ENSUITE

Shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

BEDROOM 2

11'11" x 10'9" (3.63m" x 3.28m")
Radiator

BEDROOM 3

11'11" x 8'10" (3.63m" x 2.69m")
Radiator

BATHROOM

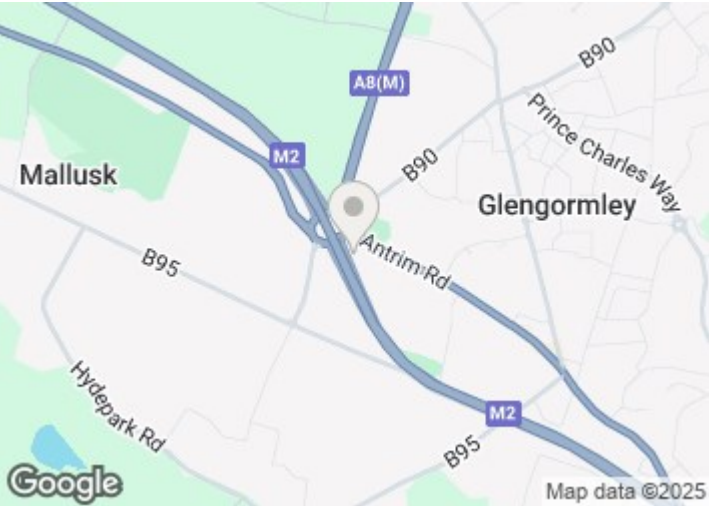
Modern white suite comprising free standing bath, shower attachment, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

ROOFSPACE

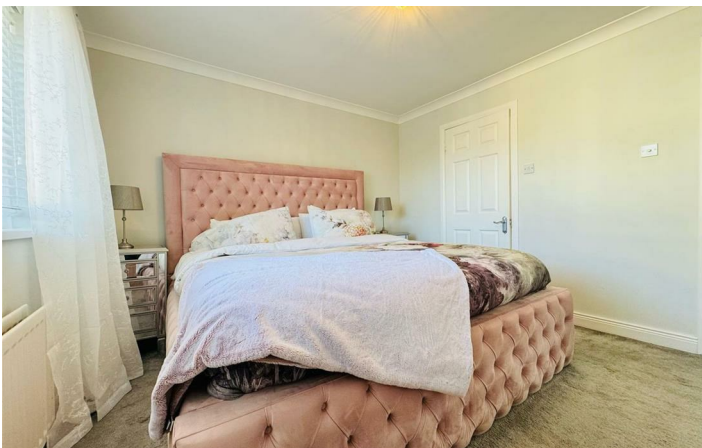
23'6" x 10'9" at widest (7.16m" x 3.28m" at widest)
Floored and sheeted, light & power, two velux window, radiator

OUTSIDE

Part shared laneway with access for two houses
Tarmac driveway for ample parking
Leading to carport and timber shed
Concrete area to side
Garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(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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