



**7 Swanston Road North
 Antrim Road, Newtownabbey, BT36 5DL**

**Offers Over
 £199,950**

We are delighted to offer for sale this extended and extremely well presented semi detached villa which is located in a cul de sac in a very popular residential area just off the Antrim Road, Glengormley which is close to Sandyknowes roundabout offering easy access to all surrounding areas.

Inside the accommodation comprises; entrance hall, lounge with hole in wall style fireplace and semi solid wood flooring, modern fitted kitchen with built in oven & hob, integrated appliances and open to a dining / family room with wood laminate flooring and PVC double glazed double doors to rear.

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

Other benefits include PVC double glazing and oil heating.

Outside there is a brick paved driveway leading to a large detached garage with self contained annex at rear suitable for a variety of uses and a superb garden to rear in lawn with raised paved patio area.

Early viewing recommended !!

7 Swanston Road North

Antrim Road, Newtownabbey, BT36 5DL



- Extended Semi Detached Villa
- Modern Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- Modern White Bathroom
- Garage & Annex
- 2 Reception Rooms
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

11'7" x 11'4" (3.53m" x 3.45m")

Hole in wall style fireplace, semi solid wood flooring, radiator

KITCHEN

15'10" x 9'5" (4.83m" x 2.87m")

Modern range of high and low level units, quartz worktop and splashback, Belfast style sink, built in oven & microwave, ceramic hob, extractor fan, fridge / freezer space, integrated dishwasher and washing machine, wood laminate flooring, pvc double glazed sliding door open to dining room / family room

DINING / FAMILY ROOM

11'5" x 10'11" (3.48m" x 3.33m")

Wood laminate flooring, radiator, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

BEDROOM 1

11'5" x 9'11" (3.48m" x 3.02m")

Twin built in robes, wood laminate flooring, radiator

BEDROOM 2

11'5" x 9'11" (3.48m" x 3.02m")

Twin built in robes, wood laminate flooring, radiator

BEDROOM 3

8'2" x 7'11" (2.49m" x 2.41m')

Radiator

BATHROOM

Modern white suite comprising panelled shower bath, electric shower above, screen, vanity unit, low flush wc, partly tiled walls, hotpress, radiator

OUTSIDE

Brick paved driveway leading to a large detached garage, remote control roller shutter door, light, power, oil boiler

At rear of garage is a self contained annex Superb garden to rear in lawn with raised paved patio area

ANNEX

Suitable for various uses i.e. playroom, home office, gym or entertaining

ROOM 1

12'6" x 11'9" at widest (3.81m" x 3.58m" at widest)

High and low level units, worktop, stainless steel single drainer sink unit, cooker space, partly tiled walls, access to shower room, pvc double glazed sldiing patio doors to conservatory

SHOWER ROOM

PVC panelled shower cubicle, wash hand basin, low flush wc

CONSERVATORY

12'4" x 7'6" (3.76m" x 2.29m")

Radiator, pvc double glazed double doors to garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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