



ULSTER PROPERTY SALES

# UPS

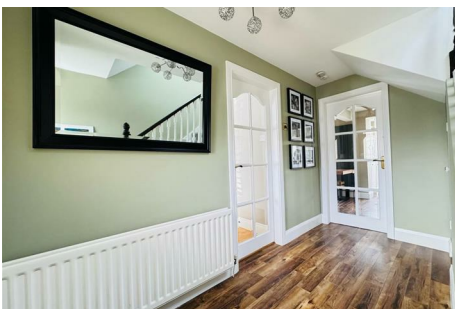
**GLENGORMLEY BRANCH**

303 Antrim Road, Glengormley,  
Newtownabbey, County Antrim, BT36

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 7 SWANSTON ROAD NORTH

Antrim Road  
Newtownabbey BT36

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

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 Over £199,950**

# 7 Swanston Road North

Antrim Road, Newtownabbey, BT36 5DL



## 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

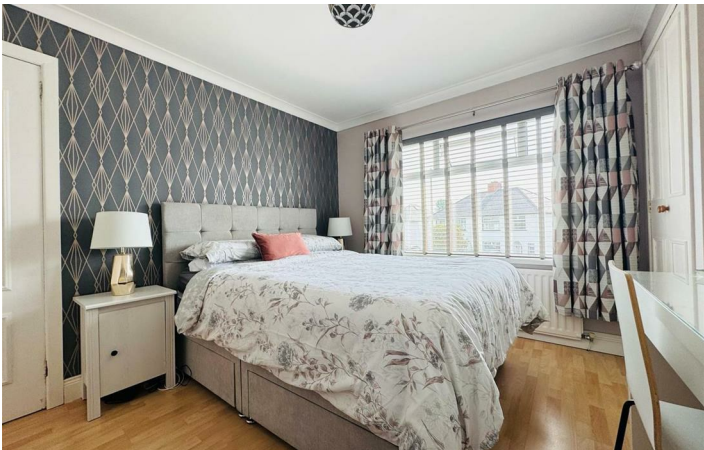
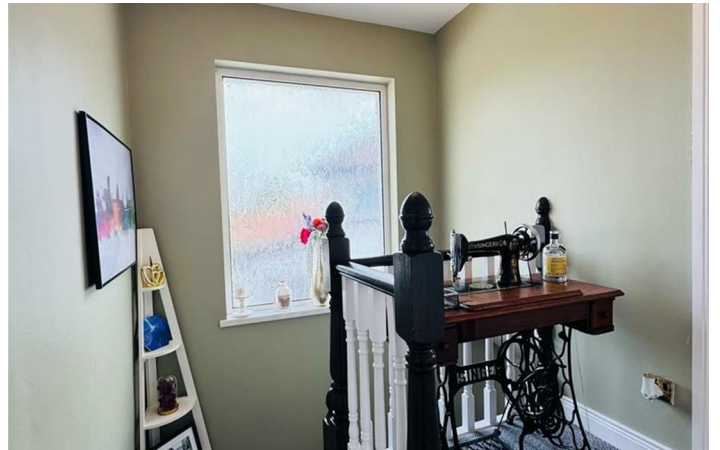
12'4" x 7'6" (3.76m" x 2.29m")

Radiator, pvc double glazed double doors to garden



## Directions





Floor Plan

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