



ULSTER PROPERTY SALES

UPS

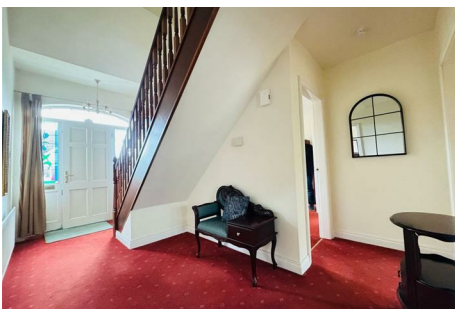
GLENGORMLEY BRANCH

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

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NETWORK STRENGTH - LOCAL KNOWLEDGE



20 CEDAR HILL

Ballycraigy Road
Newtownabbey BT36

- Detached Villa
- 3 Beds Master Ensuite
- 2 Reception Rooms
- Fitted Kitchen / Diner
- Utility Room
- PVC Double Glazing / Oil
- Detached Garage
- Cul De Sac Position

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £234,950

20 Cedar Hill

Ballycraig Road, Newtownabbey, BT36 5PH



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Leaded glass side panels, radiator

LOUNGE

15'11" x 13'0" (4.85m" x 3.96m")
Attractive fireplace, tiled inset, mahogany surround, radiator

KITCHEN / DINER

14'2" x 11'8" (4.32m" x 3.56m")
Range of high and low level units, formica worktop, basin 1/2 sink unit, cooker space, extractor fan, integrated fridge, partly tiled walls, tiled floor, radiator

UTILITY ROOM

Matching low level units, formica worktop, stainless steel single drainer

sink unit, plumbed for washing machine, under freezer space, fridge / freezer space, tiled floor, radiator, double glazed back door

FAMILY ROOM

11'9" x 11'8" (3.58m" x 3.56m")
Pvc double glazed double doors to rear, radiator

BEDROOM 1

Radiator

ENSUITE

Fully tiled shower cubicle, Mira shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

BEDROOM 2

13'11" x 13'0" at widest (4.24m" x 3.96m" at widest)
Radiator, hotpress, built in double robes

BEDROOM 3

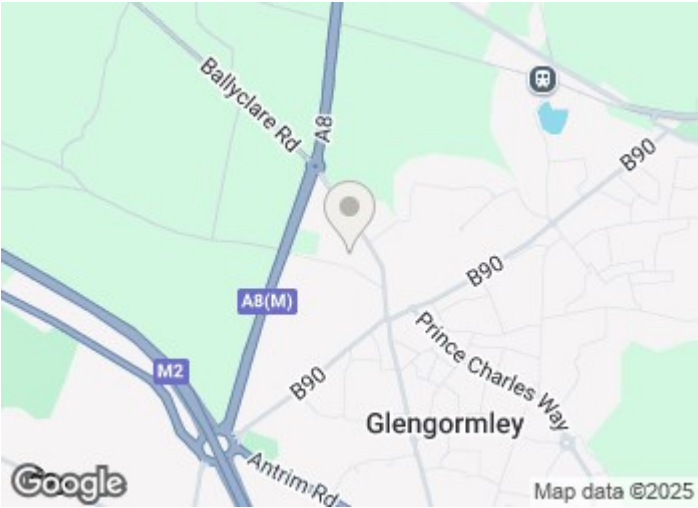
16'4" x 11'8" (4.88m;1.22m' x 3.56m")
Radiator

BATHROOM

Soft cream coloured suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator, velux window

OUTSIDE

Tarmac driveway for ample parking leading to a detached garage roller shutter door, oil boiler
Garden to front in lawn
Garden to rear in lawn with paved patio area
Oil tank



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.

