



ULSTER PROPERTY SALES

# UPS

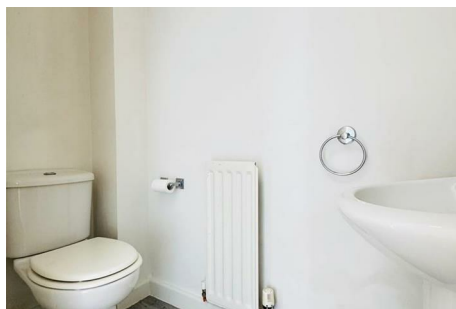
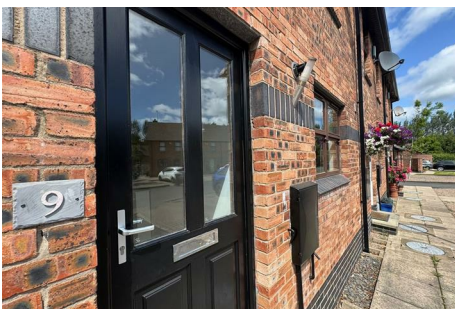
**GLENGORMLEY BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 9 THE POPLARS

Mallusk Newtownabbey  
BT36 4QP

- Mid Town House
- 3 Bedroom Master Ensuite
- Lounge
- Modern Kitchen / Diner
- White Bathroom Suite
- Double Glazing
- Gas Heating
- Popular Location

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		
	72	78
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £174,950**

# 9 The Poplars

Mallusk, Newtownabbey, BT36 4QP



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, solid wood floor, radiator, understairs storage.

#### FURNISHED CLOAKROOM

Low flush wc, panelled wash hand basin, radiator, extractor fan.

#### LOUNGE

16'2" x 15'6" at widest point (4.93 x 4.72 at widest point)

Feature mock fireplace with surround, hearth, hearth, semi solid wood flooring, radiator, double glazed double doors to rear

#### KITCHEN / DINER

12'2" x 9'5" (3.71 x 2.87)

Range of high and low level units,

formica worktop, built in under oven, gas hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine, storage cupboard, gas boiler, partly tiled walls, wood laminate tile effect flooring

### FIRST FLOOR

#### LANDING

Access to partly floored roofspace, storage cupboard.

#### BEDROOM 1

13'5" x 9'7" (4.09 x 2.92)

Radiator

#### ENSUITE

fully tiled shower cubicle, Mira shower, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

#### BEDROOM 2

11'0" x 9'7" (3.35 x 2.92)

Radiator.

#### BEDROOM 3

10'0" x 6'3" (3.05 x 1.91)

Radiator.

### BATHROOM

White suite comprising panelled bath, shower attachment, vanity unit, low flush wc, partly tiled walls, tiled floor, radiator

### OUTSIDE

Communal parking to front, garden to rear in mature shrubs with paved patio area.



## 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.

