



**74 Ballyduff Road
Carnmoney, Newtownabbey, BT36 6PB**

**Offers Over
£169,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular residential in Carnmoney and will ideally suit the young buyer seeking their first home.

The accommodation comprises entrance hall, lounge with attractive mock fireplace, solid wood flooring and archway to a fitted kitchen / diner with built in oven and hob and PVC double glazed sliding patio doors to rear.

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

Other benefits include oil heating and PVC double glazing.

Outside there is parking and access at rear to a garage, garden to front in lawn and garden to rear in lawn with feature raised decking area offering superb views towards the countryside.

Early viewing recommended !!

74 Ballyduff Road

Carnmoney, Newtownabbey, BT36 6PB



- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Kitchen
- Modern White Bathroom
- PVC Double Glazing / Oil
- Garage & Gardens
- Popular Location

ACCOMMOATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, solid wood flooring

LOUNGE

14'9" x 12'1" (4.50m" x 3.68m")
Feature mock fireplace with electric inset, solid wood flooring, radiator, archway to

KITCHEN / DINER

18'0" x 9'11" (5.49m" x 3.02m")
Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, ceramic hob, stainless steel splashback, stainless steel extractor

fan, fridge / freezer space, plumbed for washing machine, breakfast bar, 8'8" x 7'7" at widest (2.64m" x 2.31m" at widest)
radiator, pvc double glazed side door, pvc double glazed sliding patio doors to rear

FIRST FLOOR

LANDING

Access to roofspace, hotpress

BEDROOM 1

11'9" x 10'2" (3.58m" x 3.10m")
Built in mirror sliding robes, wood laminate flooring, radiator

BEDROOM 2

10'2" x 9'3" (3.10m" x 2.82m")
Wood laminate flooring, radiator, superb views towards countryside

BEDROOM 3

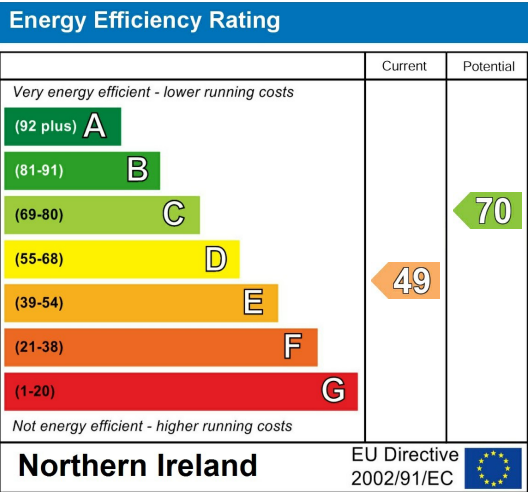
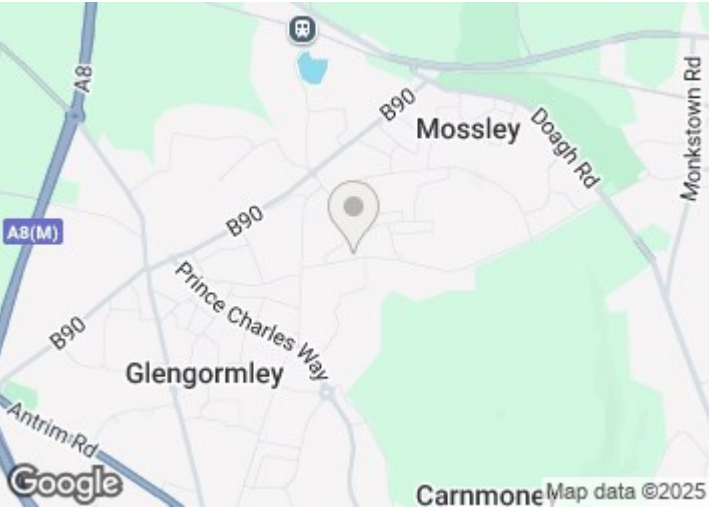
Radiator, built in wardrobe

BATHROOM

White suite comprising panelled bath, electric shower above, folding screen, wash hand basin on storage unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Access at rear via Kimberley Park leading to garage with roller shutter door
Garden to rear in lawn with paved patio area and feature raised decking area
Garden to front in lawn





****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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark