

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

### 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

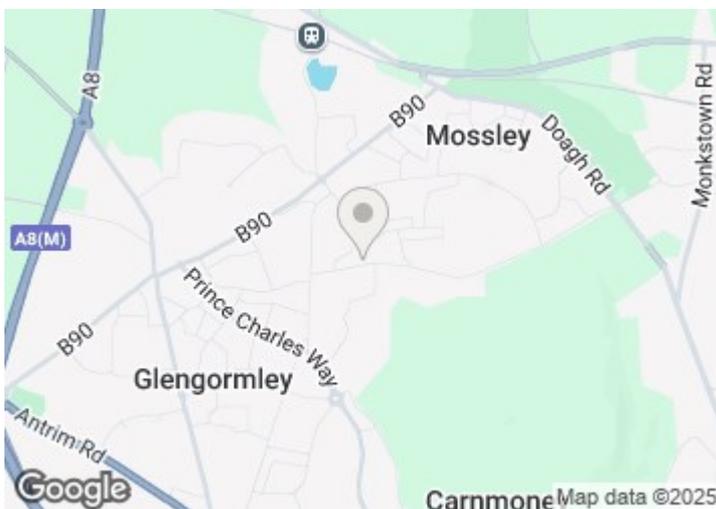
Radiator, built in wardrobe

#### 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



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>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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