

## 74 BALLYDUFF ROAD

### Carnmoney Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Kitchen
- Modern White Bathroom
- PVC Double Glazing / Oil
- Garage & Gardens
- 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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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 £169,950**

# 74 Ballyduff Road

Carnmoney, Newtownabbey, BT36 6PB



## 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

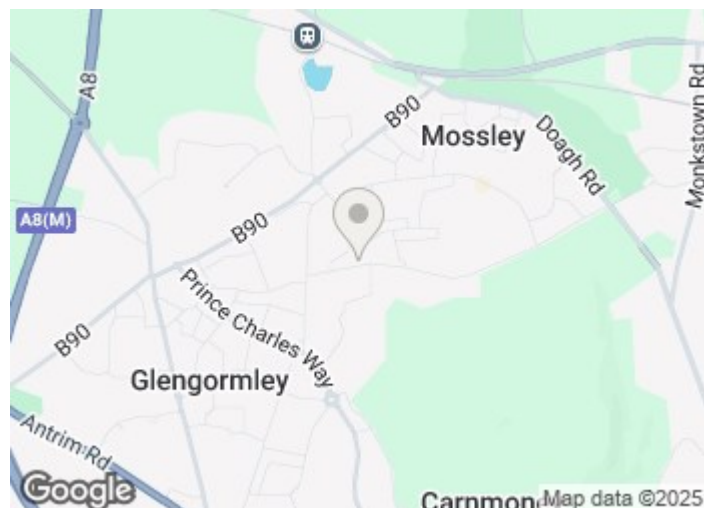
8'8" x 7'7" at widest (2.64m" x 2.31m" at widest )  
Radiator, built in wardrobe

### 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



## 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.

