



## 6 BALLYCRAIGY PARK

### New Mossley Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Lounge / Dining Room
- Fitted Kitchen
- White Bathroom Suite
- Pvc Double Glazing
- Gas Heating
- Parking & Gardens

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		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Around £89,950**

# 6 Ballycraigy Park

New Mossley, Newtownabbey, BT36 5XF



## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

#### LOUNGE / DINING

19'7 x 12'9 (5.97m x 3.89m)

Feature fireplace with matching inset & hearth, wood laminate flooring.

#### KITCHEN

11'4 x 10'6 (3.45m x 3.20m)

Range of high and low level fitted units with Formica worktops. Basin and a half stainless steel sink unit, cooker space, extractor fan,

plumbed for washing machine, fridge / freezer space, partly tiled walls, radiator.

#### REAR HALL

Tumble dryer space, pvc double glazed back door.

#### FURNISHED CLOAKROOM

W.C. Wash hand basin, radiator.

#### FIRST FLOOR

Storage cupboard with gas boiler, access to roofspace.

#### BEDROOM 1

13'5 x 9'3 at widest (4.09m x 2.82m at widest)

Built in robe, wood laminate flooring, radiator.

#### BEDROOM 2

11'6 x 10'9 (3.51m x 3.28m )

Wood laminate flooring, built in robe, radiator.

#### BEDROOM 3

11,9 x 6'3 (3.35m,2.74m x 1.91m)

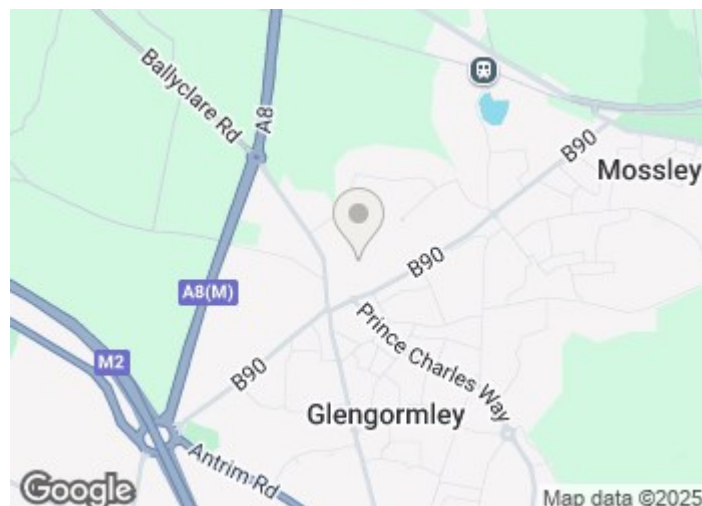
Wood laminate flooring, radiator.

#### BATHROOM

White suite comprising: panelled bath with Thermostatic shower, wash hand basin and W.C. Partly tiled walls, part wood panelled walls, radiator.

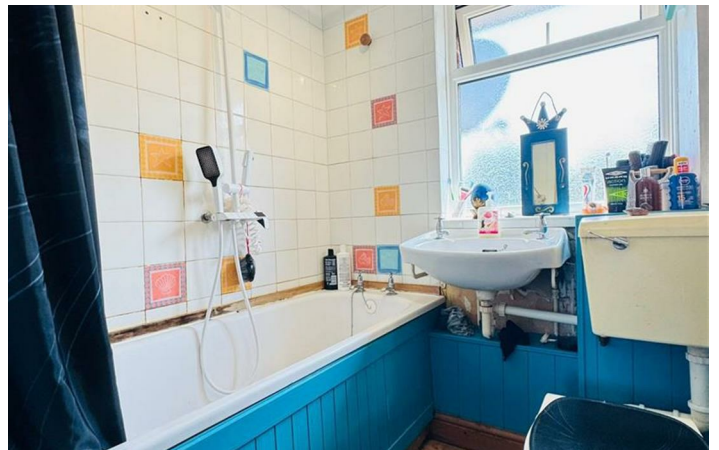
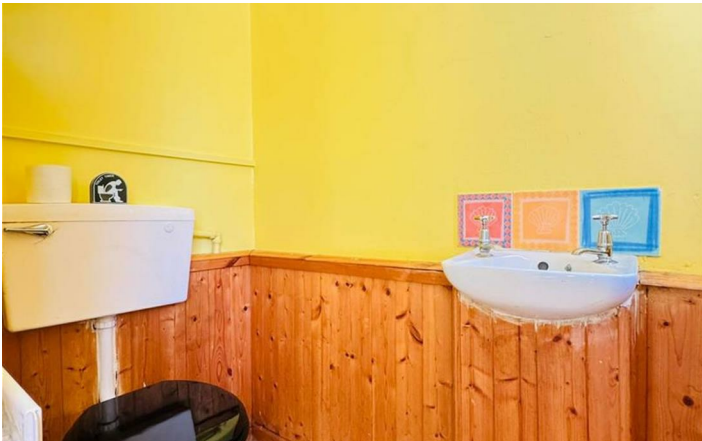
#### OUTSIDE

Concrete parking area to front. Garden to front in lawn. Fully enclosed paved garden to rear with outhouse.



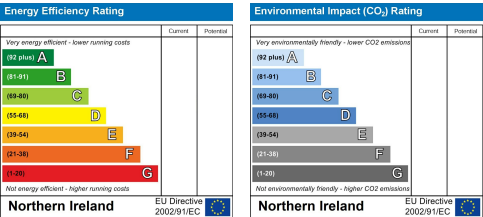
## Directions





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.



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