

## 30 BALLYFORE GARDENS

Ballyduff

Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing
- Oil 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 |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

**Offers Around £124,950**

# 30 Ballyfore Gardens

Ballyduff, Newtownabbey, BT36 6XY



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC Double glazed front door, wood laminate herringbone style flooring, modern vertical radiator

#### LOUNGE

14'4" x 14'1" (4.37m" x 4.29m" )

Feature wall mounted electric fire, wood laminate herringbone style flooring, radiator

#### KITCHEN / DINER

17'6" x 10'0" (5.33m" x 3.05m")

Luxury range of high and low level units, granite worktop, basin 1/2 stainless steel inlayed sink unit, built in double oven, stainless steel microwave, stainless steel warming drawer, integrated washing machine, dishwasher and fridge /

freezer, wood laminate marble effect flooring, modern vertical radiator, pvc double glazed door to rear, pvc double glazed double doors to rear

### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

12'2" x 10'9" at widest (3.71m" x 3.28m" at widest )

Modern range of built in furniture

#### BEDROOM 2

10'7" x 10'3" at widest (3.23m" x 3.12m" at widest )

Modern range of built in furniture, wood laminate flooring, pvc panelled shower cubicle, Mira shower

#### BEDROOM 3

8'9" x 6'2" (2.67m" x 1.88m" )

Built in part mirrored sliding robes, wood laminate flooring, radiator

### SHOWER ROOM

Walk in shower area, Aqualisa shower, glass screen, floating vanity unit, low flush wc, modern vertical radiator

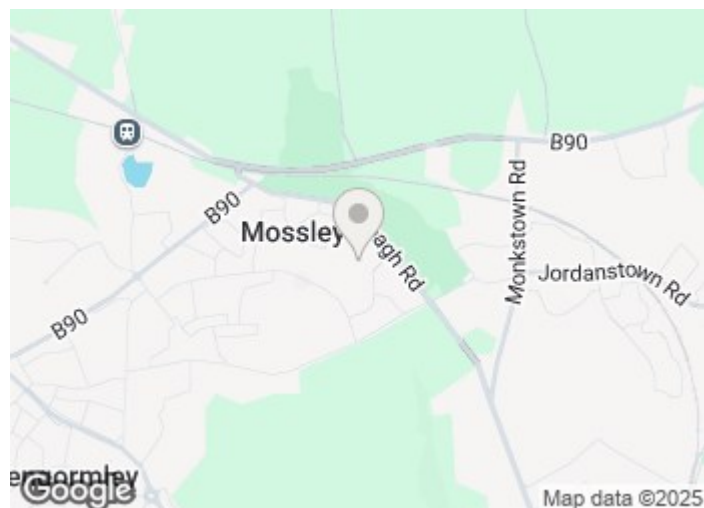
### OUTSIDE

Paved garden to front

Fully enclosed brick paved garden to rear

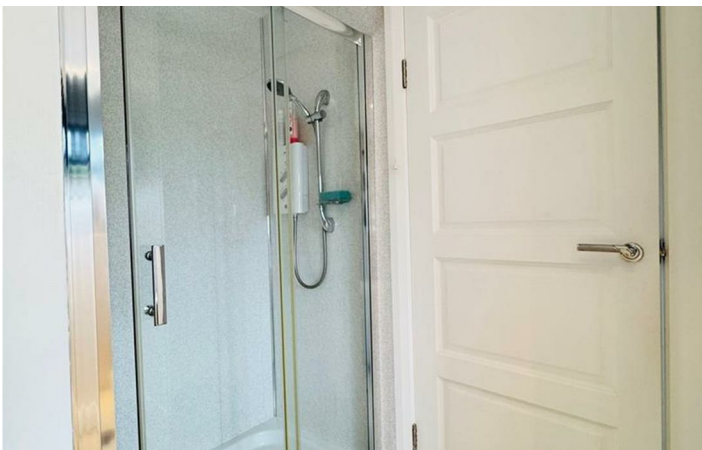
Prefabricated shed

Boiler house and oil tank



## Directions





Floor Plan

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