



ULSTER PROPERTY SALES

UPS

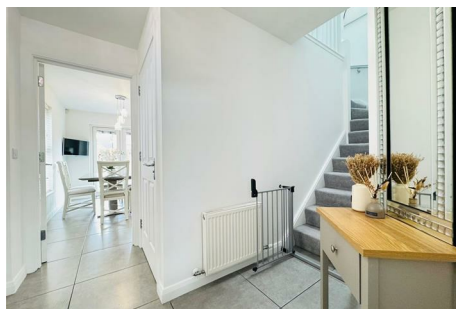
GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,
Newtownabbey, County Antrim, BT36

028 9083 3295

glengormley@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



1 FOXTON PARK

Ballycraigy Road
Newtownabbey BT36

- Detached Villa
- 3 Beds Master Ensuite
- Large Lounge
- Modern Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
Northern Ireland		EU Directive 2002/91/EC

Offers Over £249,950

1 Foxton Park

Ballycraig Road, Newtownabbey, BT36 5QG



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

FURNISHED CLOAKROOM

Low flush wc, semi pedestal wash hand basin, tiled floor, radiator

LOUNGE

16'11" x 16'4" at widest (5.18m x 4.98m" at widest)

Wood laminate flooring, radiator

KITCHEN / DINER

16'5" x 12'7" (5.00m x 3.84m")

Range of high and low level units, complimentary worktop, stainless steel single drainer sink, built in stainless steel oven, stainless steel gas hob, stainless steel splashback, stainless steel extractor

fan, integrated fridge / freezer and dishwasher, gas boiler, tiled floor, radiator, storage cupboard / utility plumbed for washing machine, pvc double glazed double door to rear

FIRST FLOOR

LANDING

Access to roofspace, velux window, radiator, storage cupboard

BEDROOM 1

15'1" x 12'0" at widest (4.60m x 3.66m" at widest)

Built in part mirrored sliding robes, radiator

ENSUITE

Fully tiled shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, chrome heated towel radiator

BEDROOM 2

13'0" x 8'4" (3.96m x 2.54m")

Radiator

BEDROOM 3

13'0" x 7'8" (3.96m x 2.34m")

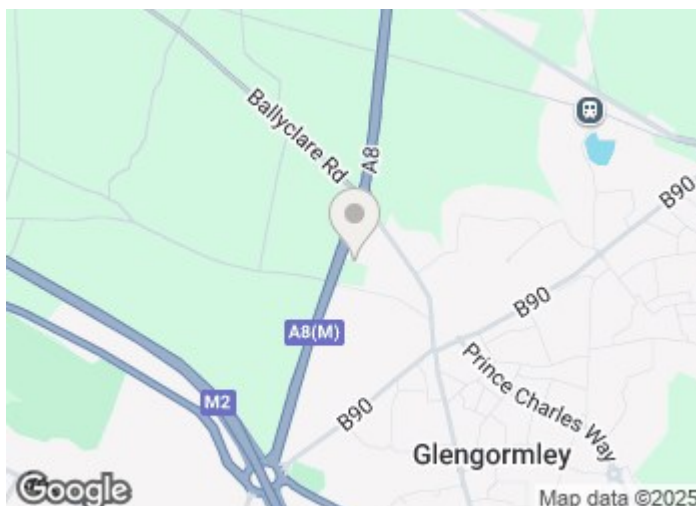
Radiator

BATHROOM

Modern white suite comprising thermostatic shower above, screen, semi pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Tarmac double width driveway at front
Garden to front and side in lawn
Fully enclosed paved garden to other side



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.

