



4 Mountainvale Gardens, Newtownabbey, BT36 7AH

- Semi-Detached Bungalow
- Lounge; Open Fire
- Shower Room; White Suite
- Generous Sized Private Driveway
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen
- Oil Heating; Double Glazing; Alarm
- Matching Detached Garage
- Convenient Location

Offers Over £129,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Access to partially floored roof space, slingsby style ladder (which may be suited for conversion, subject to necessary checks and approval).

LOUNGE 16'1" x 12'6"

Open fire in polished limestone fireplace, with matching hearth. Picture window to front elevation. Glass panelled door, with matching side screens, leading to:



KITCHEN 10'11" x 10'4"

Fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Access to hot press. Splash back tiling to walls. Hardwood, double glazed door to rear garden.

BEDROOM 1 10'11" x 10'11"

Wood laminate floor covering.

BEDROOM 2 10'11" x 7'11"

Wood laminate floor covering.

BEDROOM 3 8'5" x 7'11"

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls.

EXTERNAL

Double gates, leading to generous sized, private driveway area, finished in tarmac.

Front garden finished in lawn, and range of plants and shrubs.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

LARGE MATCHING DETACHED GARAGE

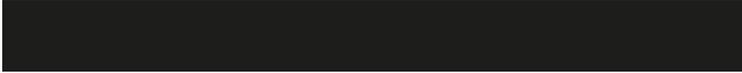
19'11" x 9'11"

PVC coated, roller, shutter door. Power, light and alarm system.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**CRAWFORD
MULHOLLAND**
FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

Your property may be repossessed if you fail to keep up repayments on your mortgage.

Well presented, three bedroom, semi-detached bungalow with matching detached garage, occupying a cul-de-sac site within a popular residential development off Antrim Road, Glengormley, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen, three well-proportioned bedrooms, and shower room with white, three piece suite. Externally, the property enjoys generous sized private driveway, finished in tarmac, matching detached garage, and gardens front and rear, finished in lawn, paved patio area and range of plants and shrubs. Other attributes include oil heating, alarm system, double glazing, convenient location, and partially floored roof space, which may be suited for conversion (subject to necessary checks and approval). Early viewing highly recommended to avoid disappointment.



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	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT