



19 Ballyduff Brae, Newtownabbey, BT36 6XN

- Mid Terrace Property
- Lounge
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Stunning Views Toward Belfast Lough

- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe, Fully Tiled Shower Room
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £119,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Tiled floor. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 14'4" x 13'6" (wps)

Elevated, rural views towards Ballyearl, Knockagh and Belfast Lough. Wood laminate floor covering. Glass panelled door leading to:



KITCHEN THROUGH DINING ROOM 17'8" x 10'2"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface with matching upstands. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic induction hob with stainless steel extractor hood over. Integrated oven, microwave oven and fridge freezer. Plumbed and space for dishwasher and washing machine. Underlighting to high level units. Gas fired central heating boiler (housed within matching unit). Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 9'1"

Twin, built in wardrobes. Elevated rural view towards Ballyearl, Knockagh and Belfast Lough. Wood laminate floor covering.

BEDROOM 2 10'4" x 9'10"

Wall to wall fitted wardrobes in mirror panelled, sliding doors. Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'0" x 8'3" (wps)

Elevated rural view towards Ballyearl, Knockagh and Belfast Lough. Built in wardrobe/store.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Low maintenance front garden finished in decorative stone. PVC soffits, fascia and rainwater goods. Fully enclosed, low maintenance rear garden finished in brick pavior, timber decking and raised beds. Outside tap. External power points. External lighting.

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.





Immaculately presented, three bedroom, mid terrace property, conveniently situated within the Ballyduff area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, luxury fitted kitchen, three well-proportioned bedrooms, and deluxe fully tiled shower room, with contemporary, white three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating, PVC double glazing, and stunning, elevated, rural views towards Knockagh and Belfast Lough.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



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		
Northern Ireland	EU Directive 2002/91/EC	

	Current	Potential
	67	72

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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