



7 Sandymount Green, Newtownabbey, BT36 5FB

- Immaculately Presented Semi Detached Home
- Lounge
- Utility Store
- Gas Heating; PVC Double Glazing
- Fully Landscaped Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Private Double Driveway
- Convenient Location

Offers Over £199,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching double glazed fanlight over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 14'2" x 12'6"

Twin windows to front elevation.



KITCHEN THROUGH DINING ROOM 16'7" x 10'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 7'3" x 5'2"

Fitted low level storage unit with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler. Upstands to walls to match work surface. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 14'2" x 12'5" (wps)

Panelled feature wall.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

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

BEDROOM 2 10'4" x 8'7"

Panelling to walls.

BEDROOM 3 10'3" x 7'7"

DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, fully tiled shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower with drench shower head. Half tiling to walls. Towel radiator. Tiled floor.

EXTERNAL

Private double driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped rear garden, finished in paved patio area, artificial grass, fixed seating area, raised bed and decorative stone. Outside tap.

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, semi detached home, conveniently situated within the popular Sandymount Green development, Antrim Road, Glengormley, Newtownabbey.


The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, utility store, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys private double driveway and fully enclosed, landscaped, rear garden.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(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 	

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

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