



16 Ballyfore Road, Newtownabbey, BT36 6XS

- End Terrace
- Lounge; Contemporary Electric Fire
- Deluxe Bathroom With White Suite
- Generous Sized Gardens
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Elevated Views Towards Knockagh And Belfast Lough
- Ideal First Time Buy / Buy To Let Investment

Offers Over £124,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 14'3" x 13'10" (wps)

Contemporary wall mounted focal point electric fire. Elevated view towards Belfast Lough and Knockagh. Wood laminate floor covering. Glass panelled door leading to:



KITCHEN THROUGH DINING AREA 17'4" x 10'5"

Modern high gloss fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Colour coded sink unit with matching draining bay. Cooker point with stainless steel extractor hood over. Space for American style fridge freezer. Plumbed and space for washing machine. Part panelled walls. Tiled floor. Access to under stairs store. Fitted breakfast bar unit. PVC double glazed door with matching fanlight over leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'2" x 10'9"

Built in wardrobes. Elevated views towards Knockagh and Belfast Lough. Wood laminate floor covering.

BEDROOM 2 10'10" x 10'5"

BEDROOM 3 8'9" x 8'4" (wps)

Elevated views towards Knockagh and Belfast Lough. Built in wardrobes/store with gas fire central heating boiler. Wood laminate flooring.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Fully panelled walls.

EXTERNAL

Low maintenance front and side gardens finished in decorative stone.

Fully enclosed rear garden finished in decorative stone, concrete and timber deck entertaining area.

External lighting.

PVC soffits, fascia and rainwater goods.

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, end terrace property with elevated views towards Knockagh and Belfast Lough, occupying a generous sized plot within the popular Ballyduff area of Newtownabbey.

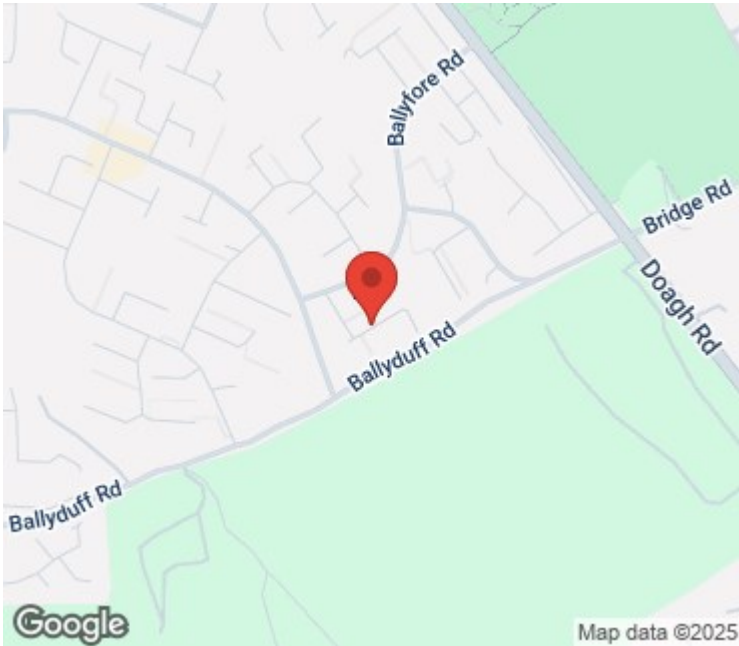
The property comprises entrance hall, lounge with contemporary wall hung electric fire, modern fitted kitchen with informal dining area, three well-proportioned first floor bedrooms, and deluxe bathroom with white three piece suite.

Externally, the property enjoys low maintenance front and side gardens finished in coloured stone, and fully enclosed rear garden finished in coloured stone, concrete yard and timber deck entertaining area.

Other attributes include gas fired central heating (new boiler fitted 2020), PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment alike.

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		69
(55-68) D	58	
(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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