

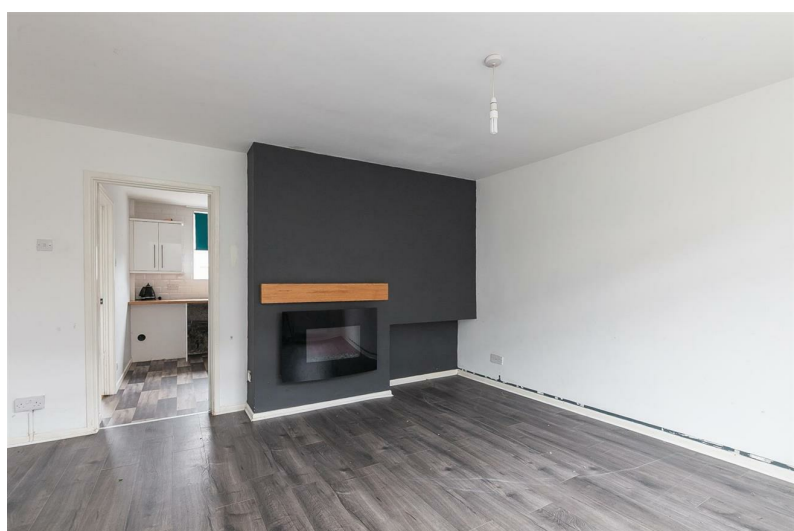


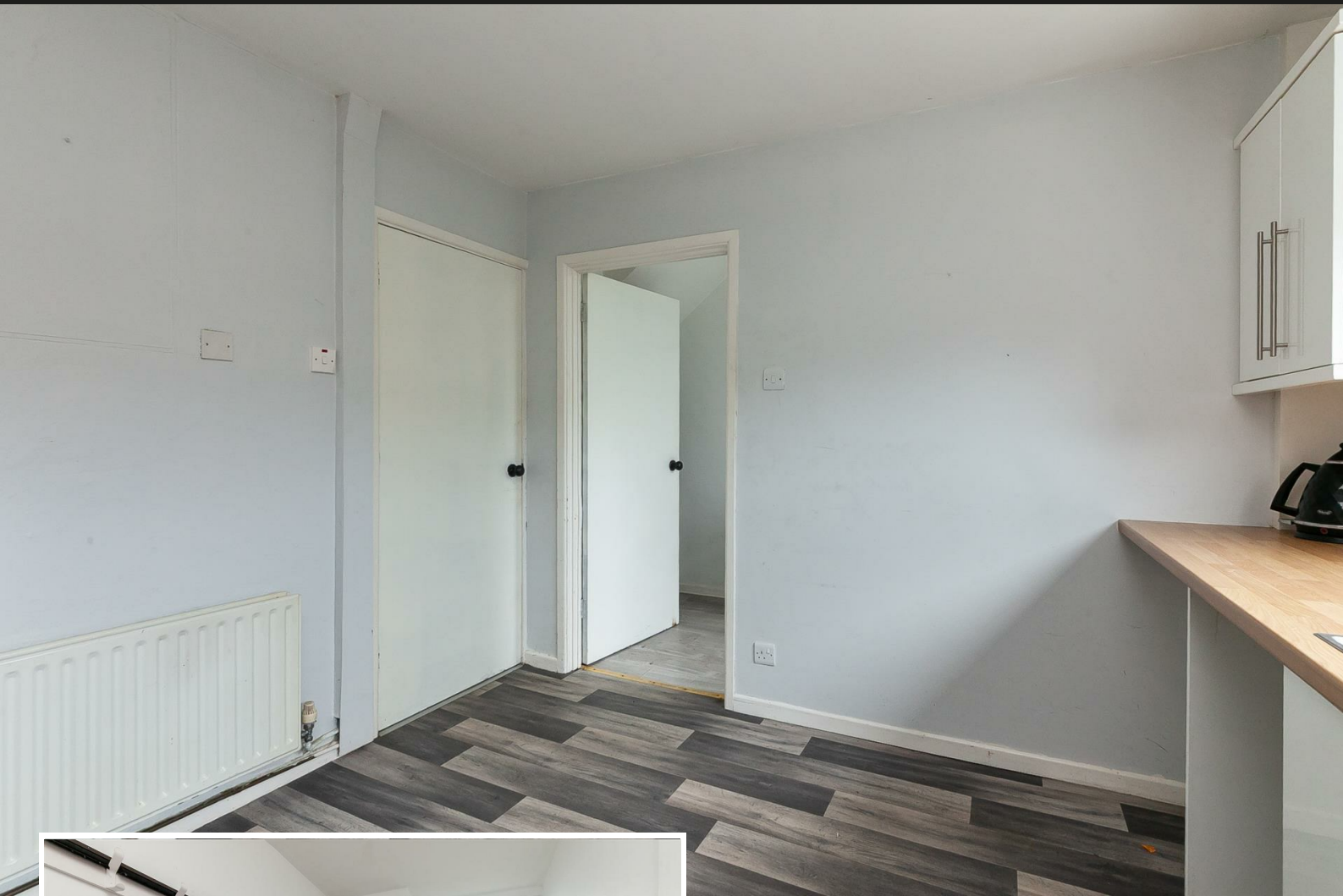
3 Ballyfore Parade, Newtownabbey, BT36 6XF

- Mid Terrace Property
- Lounge
- Modern Fitted, High Gloss Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location

- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £99,950  
EPC Rating





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### LOUNGE 14'1" x 13'9" (wps)

Contemporary, wall mounted, focal point, electric fire. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA 12'0" x 11'3"

Modern fitted, white, high gloss kitchen with range of high and low level fitted storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls.





## REAR HALL

Granite effect, melamine work surface area. Plumbed and space for washing machine. Space for tumble dryer. Wood laminate floor covering. PVC double glazed door with matching fanlight over leading to rear garden.

## FIRST FLOOR

### LANDING

Exposed tongue and groove timber flooring. Access to roof space.

### BEDROOM 1 12'3" x 8'11"

Built in wardrobe. Access to hot press. Exposed tongue and groove timber flooring.

### BEDROOM 2 10'10" x 10'0"

Built in wardrobe. Exposed tongue and groove timber flooring.

### BEDROOM 3 8'9" x 8'5" (wps)

Built in wardrobe. Exposed tongue and groove timber flooring.

### BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Fully tiled walls.

### EXTERNAL

Front garden finished in artificial grass and decorative stone.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden with paved patio.

Oil fired central heating boiler.

PVC oil storage tank.

## 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.





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

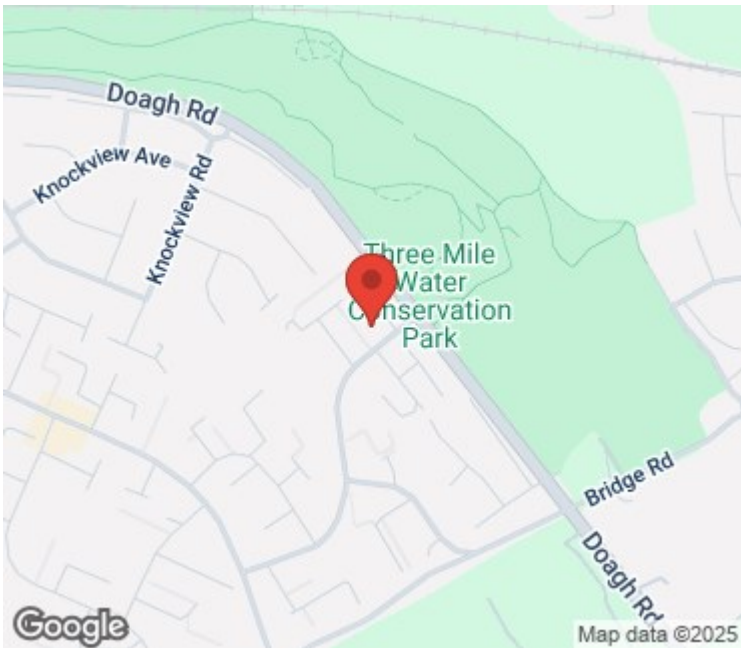
**The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property has gardens front and rear.**

**Other attributes include oil heating and PVC double glazing.**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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