



28 Ballyvesey Park, Newtownabbey, BT36 5XG

- Immaculately Presented End Terrace
- Lounge Through Dining Room
- Utility Room
- Separate Furnished Cloakroom
- Paved Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Deluxe Bathroom
- Oil Heating; PVC Double Glazing
- Ideal First Time Buy / Buy To Let

Offers Over **£134,950**

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Access to cloakroom. Glass panelled doors leading to lounge and kitchen.

LOUNGE 19'8" x 11'6" (wps)

Wood laminate floor covering. PVC double glazed sliding patio door leading to rear garden.

KITCHEN 11'7" x 8'0"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work top. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for undercounter fridge. Splashback tiling to walls. Wood laminate floor covering.



UTILITY ROOM 7'2" x 5'6"

Space for American style fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Melamine worktop. Panelled feature wall. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'7" x 11'4" (wps)

BEDROOM 2 11'6" x 8'0" (wps)

BEDROOM 3 12'6" x 5'6" (wps)

Fitted wardrobes in sliding doors. Wood laminate floor covering.

BATHROOM

White, two piece suite comprising panelled bath and vanity unit. Electric shower. Access to hot press. Towel radiator. Part tiled, part panelled walls. Wood laminate floor covering.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Fully tiled walls. Wood laminate floor covering.

EXTERNAL

Low maintenance fully enclosed paved front garden.

Entrance porch.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance fully enclosed paved rear garden.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

External lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.





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Immaculately presented, three bedroom, end terrace property, situated within the New Mossley area of Glengormley, Newtownabbey.

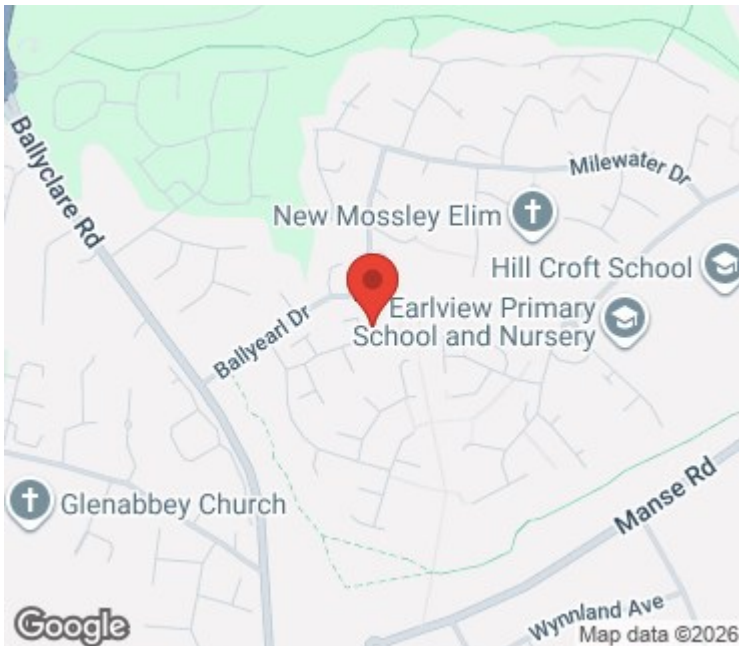
The property comprises entrance hall, lounge through dining room, kitchen, utility room, three well-proportioned bedrooms, deluxe bathroom, and separate furnished cloakroom.

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

Other attributes include oil heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment alike.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(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

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