



**6 Graymount Road  
Shore Road, Newtownabbey, BT36 7DR**

**Offers Around  
£117,500**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in a popular residential area just off the Shore Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall, lounge with feature fireplace and a separate modern white high gloss fitted kitchen with built in oven & hob, porcelain tiled floor and access to rear. Upstairs there are two bedrooms and a modern bathroom with white suite.

Other benefits include PVC double glazing, gas heating and PVC fascia & guttering.

Outside there is a garden to front in lawn, concrete pathway to side and fully enclosed garden to rear in artificial grass with large feature decking area.

**Early viewing recommended !!**

# 6 Graymount Road

Shore Road, Newtownabbey, BT36 7DR



- Semi Detached Villa
- 2 Bedrooms
- Lounge
- Modern Fitted Kitchen
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Good Garden

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### GROUND FLOOR.

#### LOUNGE

15'2" x 9'11" AT WIDEST (4.62 x 3.02 AT WIDEST)  
Porcelain tiled floor, radiator.

#### KITCHEN / DINER

12'0" x 8'11" (3.66 x 2.72)  
Luxury modern range of white high gloss high and low level units, formica worktop, basin and a half stainless steel sink

unit, built in stainless steel under oven, ceramic hob, glass splashback, extractor fan, integrated fridge / freezer, plumbed for washing machine, porcelain tiled floor, radiator, pvc double glazed back door.

#### FIRST FLOOR

##### BEDROOM 1

12'0" x 9'0" (3.66 x 2.74)  
Hotpress, radiator.

##### BEDROOM 2

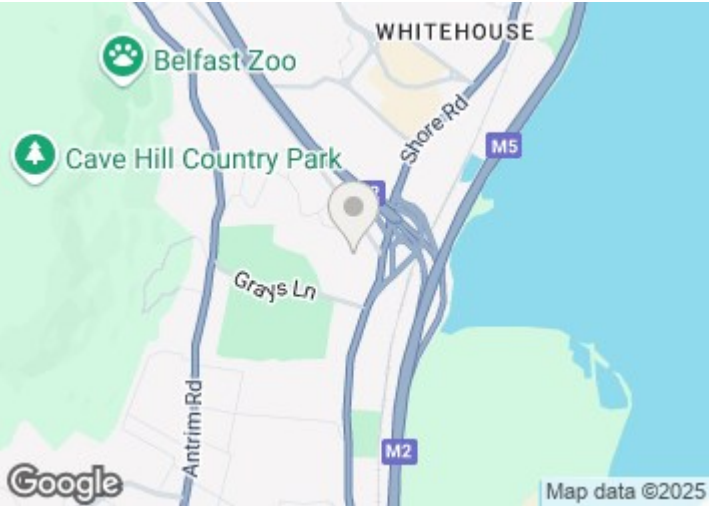
9'11" x 9'3" (3.02 x 2.82)  
Radiator.

#### BATHROOM

Luxury white suite comprising panelled shower bath, electric shower above, screen, vanity unit, low flush wc, fully pvc panelled walls, wood laminate flooring, chrome heated towel rail, radiator.

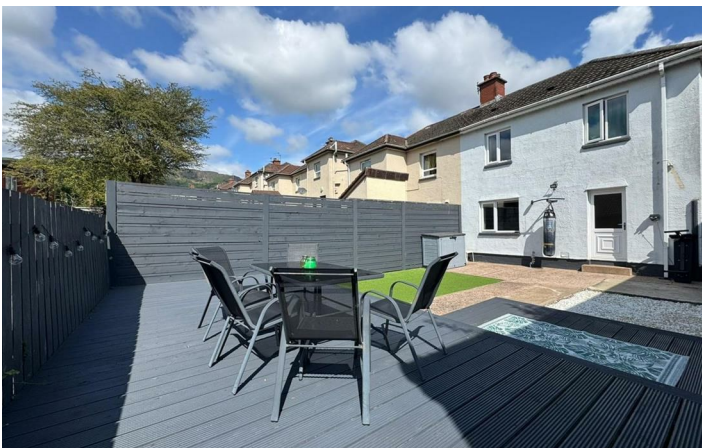
#### OUTSIDE

Garden to front in lawn  
Concrete path to side  
fully enclosed garden to rear in artificial grass with large decking area.  
Pvc fascia and guttering



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		50
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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