

**35 Elmfield Road
Glengormley, Newtownabbey, BT36 6DN**

**Offers Around
£154,950**

We are delighted to offer for sale this attractive semi detached villa which is located in a very popular residential area just off the Antrim Road, Glengormley and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with wood laminate flooring, dining room open to a fitted kitchen with built in oven & hob and access to a conservatory. Upstairs there are three bedrooms and a bathroom with white suite. Other benefits include PVC double glazing, gas heating and a floored roofspace. Outside there is a driveway leading to a detached garage, pebbled garden to front and fully enclosed paved garden to rear.

Early viewing recommended !!

35 Elmfield Road

Glengotmley, Newtownabbey, BT36 6DN



- Semi Detached Villa
- 3 Bedrooms
- 2 Receptions & Conservatory
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing / Gas
- Floored Roofspace
- Detached Garage

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

L;OUNGE

14'10" x 13'2" at widest (4.52m" x 4.01m" at widest)
Inset electric fire, wood laminate flooring, radiator

DINING ROOM

10'1" x 9'7" (3.07m" x 2.92m")
Wood laminate flooring, radiator, pvc double glazed door to conservatory open to kitchen

KITCHEN

9'11" x 6'4" (3.02m" x 1.93m")
Range of high and low level units, formica worktop, basin 1/2 stainless steel

sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel extractor fan, under fridge & freezer space, plumbed for washing machine, wood laminate flooring

CONSERVATORY

7'2" x 7'0" (2.18m" x 2.13m")
Tiled floor, radiator, ovc double glazed door to rear

REAR PORCH

Gas boiler

FIRST FLOOR

LANDING

BEDROOM 1

15'0" x 9'9" (4.57m" x 2.97m")
Radiator

BEDROOM 2

10'1" x 9'8" (3.07m" x 2.95m")
Radiator

BEDROOM 3

7'2" x 6'6" (2.18m" x 1.98m")
Radiator

BATHROOM

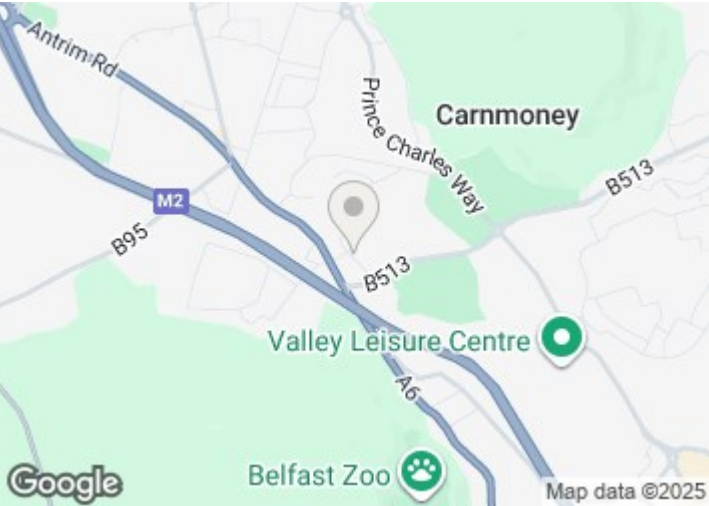
White suite comprising tongue and groove bath, shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, chrome heated towel radiator

ROOFSpace

Floored and sheeted, light & power, radiator, velux window, wood laminate flooring, under eaves storage

OUTSIDE

Driveway leading to a detached sectional garage
Pebbled garden to front
Fully enclosed paved garden to rear



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (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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