



22 CAIRNGORM CRESCENT

**Glengormley
 Newtownabbey BT36**

- Semi Detached Villa
- 3 Bedrooms
- 3 Reception Rooms
- Modern Kitchen
- Modern Shower Room
- Oil Heating
- Detached Garage
- Cul De Sac Position

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

Offers Around £164,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

SHOWER ROOM

Chrome corner shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, partly tiled walls, chrome heated towel rail, radiator

LOUNGE

15'10" x 10'11" (4.83m" x 3.33m")
Hole in wall mock fireplace, tiled hearth, wood laminate flooring, radiator, open to dining room

DINING ROOM

11'8" x 10'3" (3.56m" x 3.12m")
Wood laminate flooring, radiator

KITCHEN

11'8" x 8'1" (3.56m" x 2.46m")
Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freezer space, partly tiled walls, access to rear

FAMILY ROOM / SNUG

9'6" x 7'8" (2.90m" x 2.34m")
Radiator, under stairs storage

FIRST FLOOR

LANDING

BEDROOM 1

15'10" x 8'4" at widest (4.83m" x 2.54m" at widest)
Radiator, built in wardrobe

BEDROOM 2

10'11" x 9'10" at widest (3.33m" x 3.00m" at widest)
Radiator

BEDROOM 3

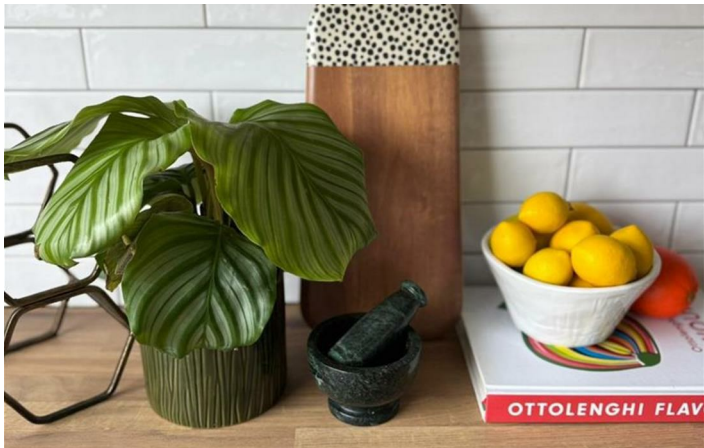
8'6" x 7'7" (2.59m" x 2.31m")
Radiator

OUTSIDE

Tarmac driveway leading to a detached garage, light, power and oil boiler with lean to at rear with light power and plumbed for washing machine
Garden to front in lawn
Garden to rear in lawn with paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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