



13 MORELAND AVENUE

Glengormley Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

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 £139,950

13 Moreland Avenue

Glengormley, Newtownabbey, BT36 7RQ



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator

LOUNGE

11'11" x 11'7" at widest (3.63m" x 3.53m" at widest)
Radiator

DINING ROOM

10'5" x 10'4" (3.18m" x 3.15m")
Wood laminate flooring, radiator

KITCHEN

13'1" x 6'0" (3.99m" x 1.83m")
Range of high and low level units,

formica worktop, stainless steel single drainer sink unit, built in oven, ceramic hob, extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'0" x 11'4" at widest (3.66m" x 3.45m" at widest)
Radiator, views towards Belfast Lough

BEDROOM 2

11'4" x 10'4" (3.35m'1.22m' x 3.15m")
Radiator

BEDROOM 3

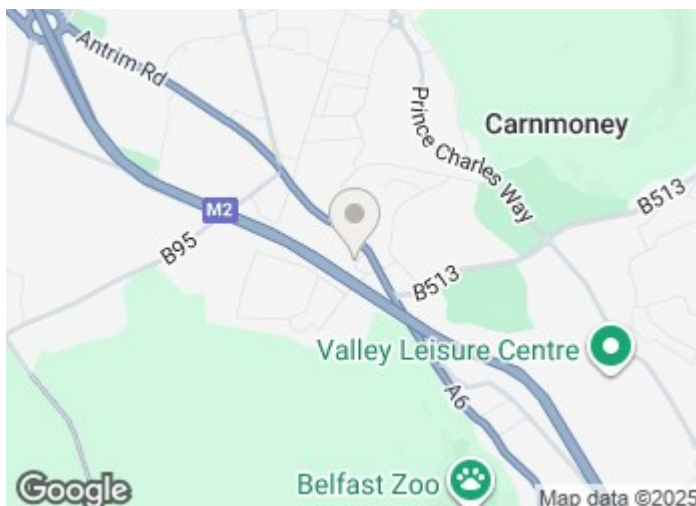
6'5" x 6'5" (1.96m" x 1.96m")
Radiator

BATHROOM

White suite comprising bath, Triton shower above, screen, pedestal wash hand basin, wc, radiator

OUTSIDE

Concrete driveway
Garden to front in lawn.
Good garden to rear in lawn



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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