



9 FARMLEY CRESCENT

**Glengormley
Newtownabbey BT36**

- Semi Detached
- 3 Bedrooms
- Lounge
- Modern Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing / Oil
- Detached Garage
- Gardens Front & Rear

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 £149,950

9 Farmley Crescent

Glengormley, Newtownabbey, BT36 7TX



ACCOMMODATION COMPRISSES:

GROUND FLOOR

ENTRANCE PORCH

Pvc double glazed front door.

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage.

LOUNGE

21'4 x 10'6 at widest (6.50m x 3.20m at widest)

Feature brick fireplace with electric inset, wood laminate flooring, 2 radiators, pvc double glazed double doors to rear.

KITCHEN

9'7 x 8'0 (2.92m x 2.44m)

Range of white high gloss high and low level fitted units with Formica worktops.

Stainless steel single drainer sink unit, built in stainless steel under oven, ceramic hob and extractor fan. Plumbed for washing machine, integrated fridge / freezer and dishwasher, tumble dryer space, radiator, pvc double glazed back door.

FIRST FLOOR

LANDING

BEDROOM 1

11'3 x 10'7 (3.43m x 3.23m)

Built in robe, wood laminate flooring, radiator.

BEDROOM 2

10'6 x 9'8 (3.20m x 2.95m)

Built in robe, wood laminate flooring, radiator.

BEDROOM 3

9'7 x 7'7 (2.92m x 2.31m)

Wood laminate flooring, radiator.

BATHROOM

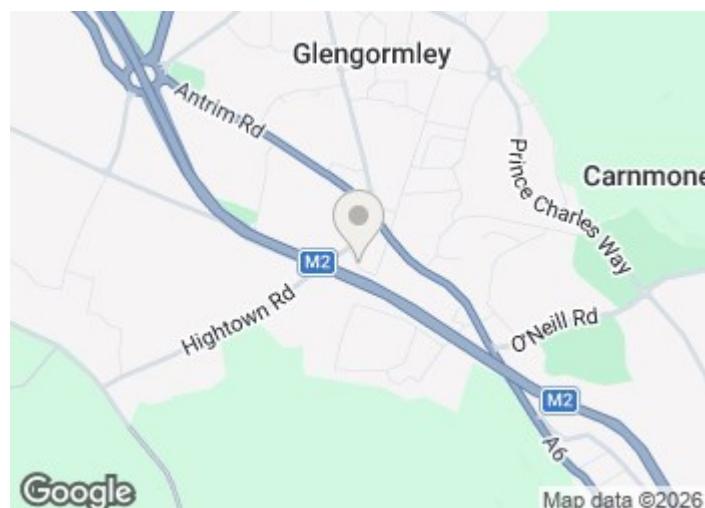
Modern white suite comprising: panelled bath with telephone hand shower, vanity unit, low flush W.C. Separate shower cubicle with electric shower. Fully tiled walls, tiled floor, chrome heated towel rail, hotpress.

OUTSIDE

Tarmac driveway leading to a detached garage with up and over door, light, power and oil boiler.

Garden to front in lawn.

Fully enclosed garden to rear with feature raised decking 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-67)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-67)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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