



99 ELMFIELD ROAD

Glengormley Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Receptions & Conservatory
- Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Oil Heating
- Detached Garage

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 £159,950

99 Elmfield Road

Glengormley, Newtownabbey, BT36 6DP



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

LOUNGE

14'1" x 11'10" at widest (4.29m" x 3.61m" at widest)

Feature stone fireplace, tiled hearth, radiator

DINING ROOM

10'5" x 8'11" (3.18m" x 2.72m")

Tiled floor, radiator, archway to kitchen, double glazed sliding patio doors to conservatory

KITCHEN

11'9" x 6'8" (3.58m" x 2.03m")

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, tiled floor, pvc back door

REAR PORCH

Tiled floor, access to rear and downstairs wc

CONSERVATORY

8'7" x 7'4" at widest (2.62m" x 2.24m" at widest)

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'5" x 10'5" at widest (3.78m" x 3.18m" at widest)

Built in mirror sliding robes with

hotpress, wood laminate flooring, radiator

BEDROOM 2

10'3" x 8'5" (3.12m" x 2.57m")

Wood laminate flooring, radiator

BEDROOM 3

9'3" x 6'10" at widest (2.82m" x 2.08m" at widest)

Built in wardrobe, radiator

SHOWER ROOM

Corner shower cubicle, shower unit, pedestal wash hand basin, wc, fully tiled walls, tiled floor, radiator

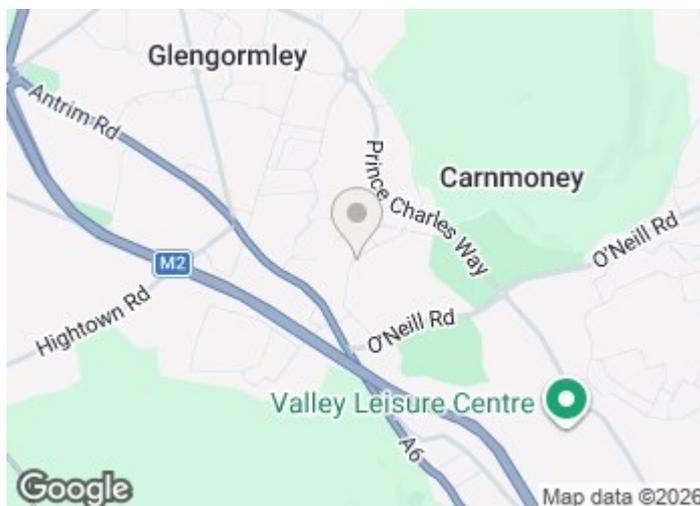
OUTSIDE

Paved driveway leading to a detached garage, up and over door, light, power, boiler

Garden to front in lawn

Fully enclosed paved garden to rear

Oil tank

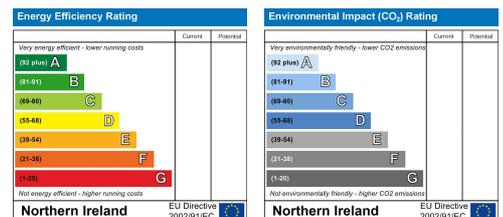


Directions



Floor Plan

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