



12 BALLYDUFF CLOSE

Newtownabbey BT36

6XW

- End Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- Pvc Double Glazing
- Gas Heating
- Open Aspect To Front

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 Over £114,950

12 Ballyduff Close

, Newtownabbey, BT36 6XW



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Pvc Double glazed front door, wood laminate flooring, radiator.

LOUNGE

14'2 x 13'9 at widest (4.32m x 4.19m at widest)
Wood laminate flooring, radiator.

KITCHEN / DINER

12'0 x 10'2 at widest (3.66m x 3.10m at widest)
Range of high and low level fitted units with Formica worktops, built in stainless steel under oven, ceramic hob and stainless steel extractor

fan. Stainless steel single drainer sink unit, plumbed for washing machine, under fridge & freezer space, partly tiled walls, wood laminate flooring, radiator.

REAR HALL

10'3 x 5'0 (3.12m x 1.52m)
Under stairs storage, wood laminate flooring, pvc double glazed back door.

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

12'0 x 10'11 (3.66m x 3.33m)
Built in storage cupboard with gas boiler, radiator.

BEDROOM 2

10'11 x 10'5 (3.33m x 3.18m)
Built in robe, radiator.

BEDROOM 3

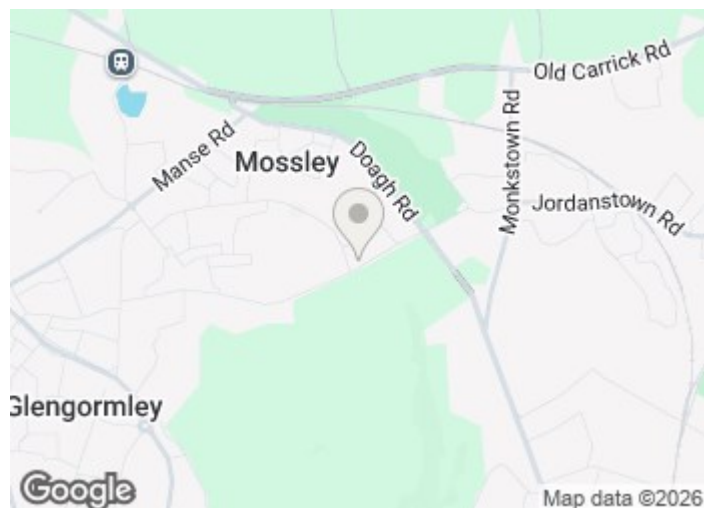
8'9 x 8'3 (2.67m x 2.51m)
Built in robe, radiator.

BATHROOM

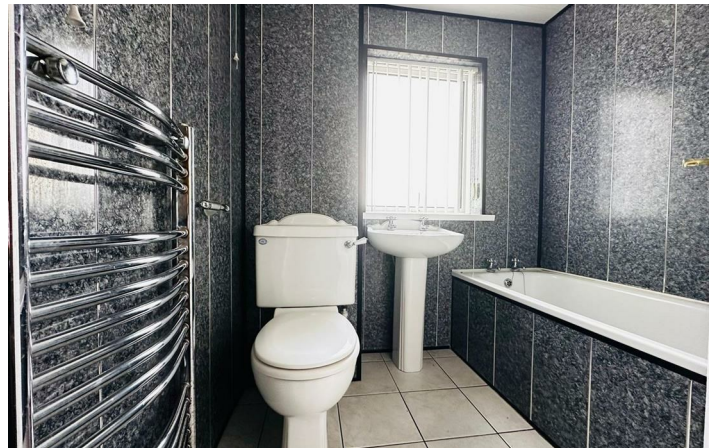
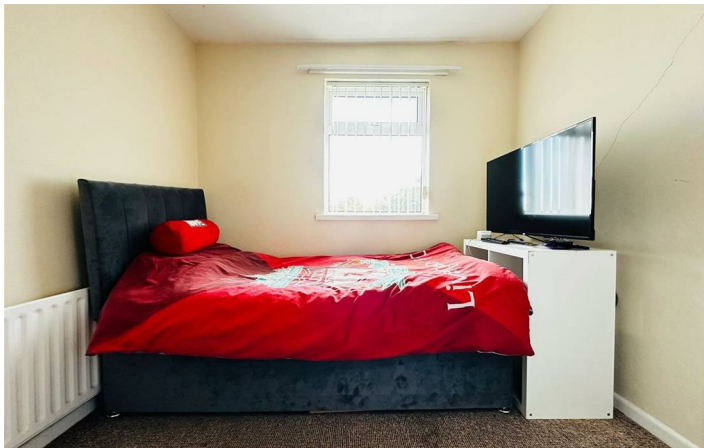
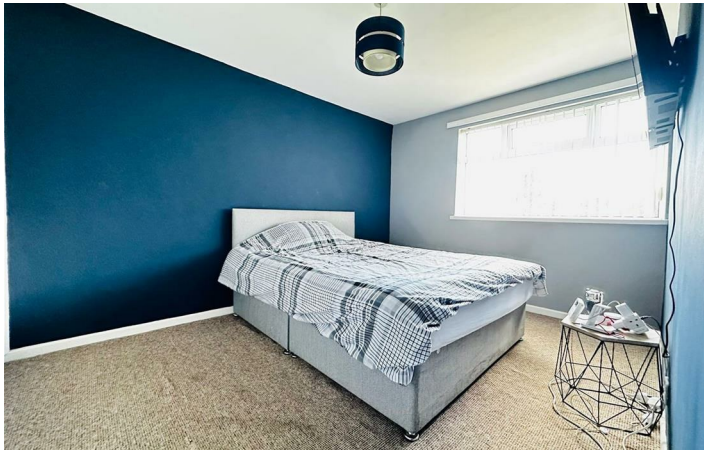
White suite comprising: pvc panelled bath with Triton shower above and screen, pedestal wash hand basin, low flush W.C. Fully pvc panelled walls, tiled floor, chrome heated towel rail.

OUTSIDE

Open aspect to front.
Garden to front and side in lawn.
Fully enclosed pebbled garden to rear with paved patio area.



Directions



Floor Plan

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