



## 12 GREENHILL PARK

Ashgrove Road  
Newtownabbey BT36

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern 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 £169,950**

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## ACCOMMODATION COMPRISES: KITCHEN / DINER

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, storage cupboard, radiator, access to roofspace.

#### LOUNGE

14'3 x 11'9 at widest (4.34m x 3.58m at widest)

Feature mock fireplace with electric inset and tiled surround, wood laminate flooring, radiator.

15'4 x 10'1 (4.67m x 3.07m)

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

Stainless steel single drainer sink unit, cooker space, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed back door.

#### BEDROOM 1

11'11 x 10'11 (3.63m x 3.33m)

Built in robe, radiator.

#### BEDROOM 2

13'5x 7'6 (4.09mx 2.29m)

Wood laminate flooring, radiator.

## SHOWER ROOM

Modern white suite comprising: chrome corner shower cubicle with Redring electric shower, vanity unit and low flush W.C. Fully tiled walls, tiled floor, hotpress, radiator.

## OUTSIDE

Paved driveway leading to a detached garage with up and over door.

Paved garden to front.

Fully enclosed garden to rear in lawn with pebbled shrub beds.

Boiler house and oil tank.



## Directions



# Floor Plan

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