



12 Ballyhenry Crescent, Newtownabbey, BT36 5BE

- Immaculately Presented Semi Detached Home
- Modern Fitted Kitchen
- Bathroom With White Suite
- PVC Double Glazing
- Matching Detached Garage
- Three Bedroom; Two Reception
- Utility Room
- Oil Heating
- Private Driveway Area
- Gardens Front and Rear

Offers Over £149,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Glass panelled door with matching side screen leading to:

LOUNGE 16'5" x 12'8" (wps)

Focal point fireplace. Picture window to front elevation. Stairwell to first floor. Open arch leading to:

DINING ROOM 12'1" x 8'11"

PVC double glazed French doors with matching side screens leading to rear garden.



KITCHEN 12'0" x 7'4"

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit. Cooker point with extractor hood over. Splash back tiling to walls. Tiled floor. Open arch leading to:

UTILITY ROOM 7'5" x 7'0"

Plumbed for automatic washing machine and dishwasher. Space for tumble dryer and fridge freezer. Granite effect melamine work surface area. Tiled floor. PVC double glazed door to driveway.

FIRST FLOOR

LANDING

Access to open trussed roof space via slingsby style ladder.

BEDROOM 1 12'10" x 9'6"

Built in wardrobe. Access to hot press.

BEDROOM 2 10'0" x 9'9"

Built in wardrobe.

BEDROOM 3 9'10" x 6'8" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Panelling and splash back tiling to walls.

EXTERNAL

Front garden, finished in lawn, decorative stone and range of shrubs and trees.

Generous sized, private driveway area finished in concrete.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, timber decking, decorative stone and range of shrubs and trees.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 18'3" x 9'6"

Up and over door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Immaculately presented, three bedroom semi detached home with matching detached garage, located within the popular Ballyhenry area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, separate dining room, kitchen, utility room, three bedrooms and bathroom with white three piece suite. Externally the property enjoys private driveway area finished in concrete, matching detached garage, and gardens front and rear finished in lawn and timber decking. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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