



22 Farmley Park, Newtownabbey, BT36 7TT

- Immaculately Presented Semi Detached
- Lounge Through Dining Room
- Fully Tiled Bathroom
- PVC Double Glazing
- Low Maintenance Gardens
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Private Driveway
- Walking Distance To Shops and Amenities of Glengormley Village

Offers Over £149,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door to kitchen.

LOUNGE THROUGH DINING ROOM 21'3" x 10'6"

Contemporary focal point fire place. Dual aspect windows. Wood laminate floor covering.



KITCHEN 11'1" x 9'8" wps

Modern fitted kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob, with glass splash back stainless steel extractor hood over. Integrated double oven, fridge freezer, washing machine and dishwasher. Splash back tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'3" x 10'8" wps

Range of fitted wardrobes and storage. Separate built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'6" x 9'8" wps

Built in storage. Wood laminate floor covering.

BEDROOM 3 9'10" x 9'8" wps

Built in double wardrobe. Wood laminate floor covering.

FULLY TILED BATHROOM

White, four-piece suite, comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Towel radiator. Access to hot press, with gas fired central heating boiler.

EXTERNAL

Private driveway, finished in concrete.

Front garden, finished in lawn and decorative stone.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Electric car charging point.

Fully enclosed rear garden, finished in paving, concrete, timber decking and decorative stone.

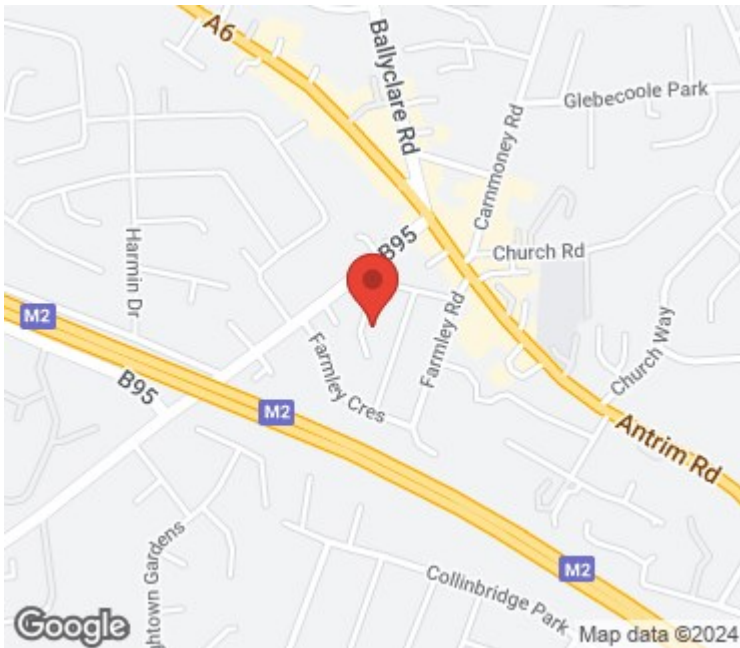
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, located within the popular and conveniently located Farmley area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge through dining room, modern fitted kitchen, three well-proportioned bedrooms, and fully tiled bathroom, with white three-piece suite. Externally, the property enjoys private driveway and low maintenance gardens front and rear. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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	

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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