



9 GRAYMOUNT TERRACE

Shore Road
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Luxury Shower Room
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

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

Offers Around £104,950

9 Graymount Terrace

Shore Road, Newtownabbey, BT36 7DU



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage

LOUNGE

15'2" x 9'10" at widest (4.62m" x 3.00m" at widest)

Attractive mock fireplace, wood laminate flooring, radiator, hotpress

KITCHEN

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freeze space,

plumbed for washing machine, fully

BEDROOM 3
tiled walls, tiled floor, breakfast bar, 7'1" x 6'2" to back of built in mirror radiator, pvc double glazed back sliding r (2.16m" x 1.88m" to back of built in mirror slidi)

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

9'11" x 8'8" at widest (3.02m" x 2.64m" at widest)

Radiator

BEDROOM 2

9'3" x 9'0" at widest (2.82m" x 2.74m" at widest)

Radiator, wood laminate flooring

Built in mirror sliding robes, radiator

SHOWER ROOM

Shower cubicle, Mira electric shower, floating vanity unit, low flush wc, tile effect panelled walls, heated towel radiator

OUTSIDE

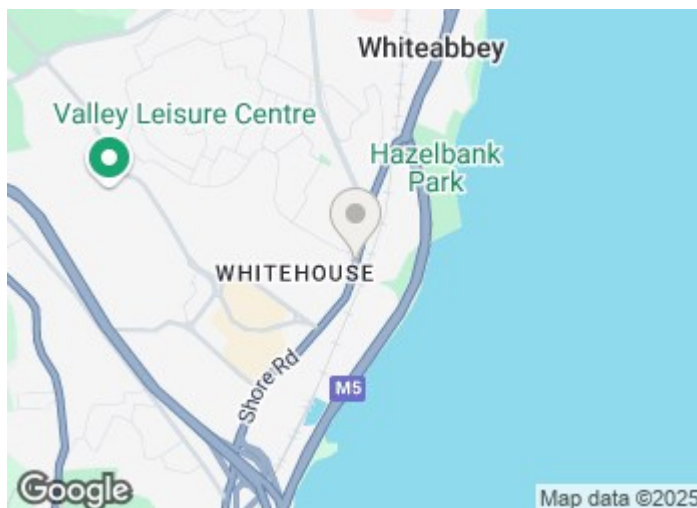
Paved driveway

Garden to front in lawn

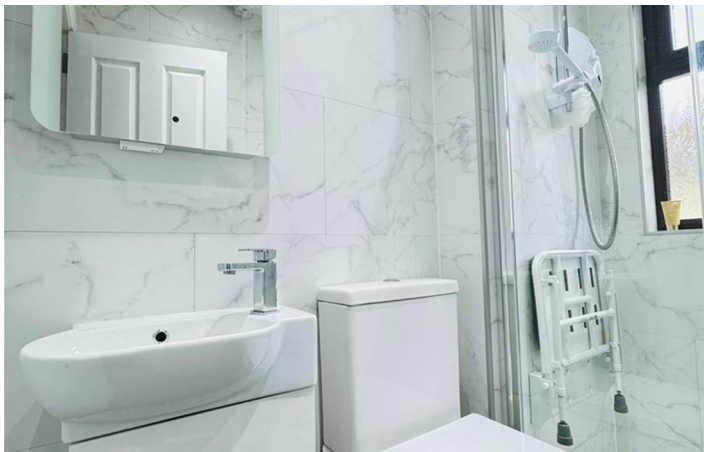
Fully enclosed paved garden to rear

Boiler house and oil tank

PVC fascia and guttering

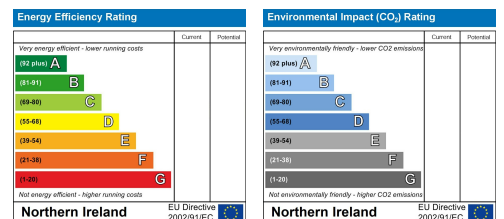


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 6986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark