



**12 Greenhill Park**  
**Ashgrove Road, Newtownabbey, BT36 6JL**

**Offers Around**  
**£169,950**

We are delighted to offer for sale this attractive semi detached bungalow which is located in a very popular residential area just off the Ashgrove road and will suit a variety of purchaser especially those looking to downsize.

The accommodation comprises entrance hall, lounge with feature fireplace and wood laminate flooring, and a fitted kitchen / diner with space for appliances and access to garden.

There are also two bedrooms and a modern fully tiled shower room.

Other benefits include PVC double glazing and oil fired heating.

Outside there is a paved driveway leading to a detached garage, paved area to front for extra parking and a garden to rear in lawn with paved patio area.

**Early viewing recommended !!**

# 12 Greenhill Park

Ashgrove Road, Newtownabbey, BT36 6JL



- Semi Detached Bungalow
- Fitted Kitchen / Diner
- Oil Heating
- 2 Bedrooms
- Modern Shower Room
- Detached Garage
- Lounge
- Pvc Double Glazing

## 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

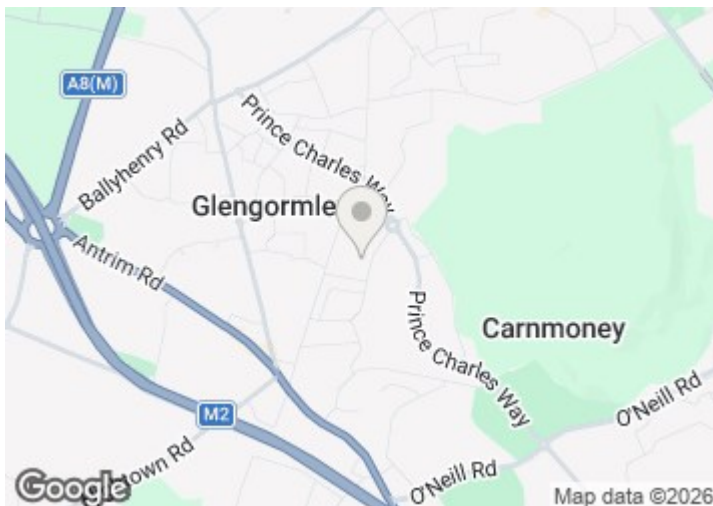
13'5 x 7'6 (4.09m x 2.29m)  
Wood laminate flooring, radiator.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

