



41 Ballyduff Road

Newtownabbey, BT36 6PA



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Nest Estate Agents are delighted to bring to market this well maintained three bedroom semi-detached property located within the ever popular Carnmoney area in Newtownabbey.

The property comprises of entrance hall, large family living room ,modern shaker style kitchen with informal dining area, three well proportioned bedrooms and family bathroom suite. Externally the property enjoys fully enclosed front, side and rear gardens finished mainly in lawn with paved walkway. Other attributes include oil fired central heating. PVC double glazing throughout and convenient location.

This property is close to many amenities including The Abbey Centre, local parks, leisure centres and some of the most popular leading primary and nursery schools within the area. This property is within close proximity to Mossley West station, making it the ideal home for those required to commute to Belfast City Centre but also within distance to M2 and M5 links.

This property will be popular with many first time buyers and downsizers, early viewing is recommended to avoid disappointment- contact Nest today to arrange a viewing on 028 9343 8090

HALLWAY 4'11 x 5'11" (1.50m x 1.52m)  
uPVC front door with glazed side panels. Laminate wood effect flooring.

LIVING ROOM 14'9" x 12'1" (4.50m x 3.68m)  
Feature open fire with brick surround and contrasting hearth. Laminate wood effect flooring.

FITTED KITCHEN 18'1 x 11'1" (5.51m x 3.38m)  
White country style fitted kitchen with a range of high and low level units. Contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Integrate stainless steel extractor fan. Breakfast bar area. Laminate wood effect flooring. Plumbed for appliances. Access to rear garden. Access to storage.

STORAGE 2'6" 6'10" (0.76m 2.08m)

BEDROOM 1 11'10" x 10'2" (3.61m x 3.10m)  
Laminate wood effect flooring. Access to built-in storage.

STORAGE 6'9" x 1'8" (2.06m x 0.51m)

BEDROOM 2 9'4" x 10'2" (2.84m x 3.10m)  
Laminate wood effect flooring.

BEDROOM 3 8'9" x 7'8" (2.67m x 2.34m)  
Laminate wood effect flooring. Access to built-in storage.

STORAGE 2'6" x 3'6" (0.76m x 1.07m)

BATHROOM 7'6" x 5'3" (2.29m x 1.60m)  
White suite comprising tiled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Vinyl flooring. Fully clad walls.

LANDING 8'9" x 7'8" (2.67m x 2.34m)  
Access to roofspace via fitted ladders. Access to storage.

STORAGE 1'9" x 1'8" (0.53m x 0.51m)

GARAGE 8'7" x 19'8" (2.62m x 5.99m)  
Power and light.

OUTSIDE  
Front, rear and side gardens with laid in lawn bordered by flower beds and mature shrubbery.

Access to garage.

Outdoor tap. Outdoor lights.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Northern Ireland EU Directive 2002/91/EC    |         |           | Northern Ireland EU Directive 2002/91/EC                        |         |           |

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.