



Offers Over:  
£94,950

Viewing: By appointment through agent

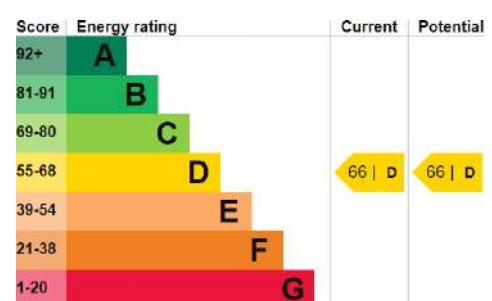
#### Outside

Stoned garden to front with paved pathway to front door. Fully enclosed pebbled garden to rear with ample off street parking bordered by newly installed fencing



**22 Ballyduff Brae  
Newtownabbey  
BT36 6XN**

028 9068 2777  
[contact@pinpointproperty.com](mailto:contact@pinpointproperty.com)  
[pinpointproperty.com](http://pinpointproperty.com)



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RATES: 2021/2022

APPROX: £452.27

#### Pinpoint Offices

Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH  
188 Cavehill Road, Belfast BT15 5EX

#### Contact Pinpoint

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- End Terrace in well sought after area
- 3 Bedrooms
- Lounge open to kitchen/diner
- Family bathroom with white suite
- uPVC double glazing/gas heating
- Conveniently located for access to Belfast City Centre
- Stoned garden to front/off street parking to rear
- Extensive refurbishment works just completed



3



1



1



Yes



Yes



### Reception Hall

uPVC front door, wood effect laminate flooring



### First Floor Landing

Hot press, access to roof space

### Bedroom 1

3.43m (11'3) x 3.25m (10'8)

Built-in wardrobe



### Lounge open plan to kitchen

7.42m (24'4) x 4.14m (13'7)

Mock hole in wall style fireplace, wood effect laminate flooring, open to a modern shaker style kitchen with range of high and low level units, formica work surfaces, stainless steel basin 1/2 sink unit, cooker space, stainless steel extractor fan, plumbed for washing machine, plumbed for dishwasher, space for fridge and freezer, partly tiled walls, tiled floor

### Bedroom 2

3.63m (11'11) x 2.74m (9')

Wood effect laminate flooring, built in wardrobe, additional cupboard containing gas boiler

### Bedroom 3

2.69m (8'10) x 2.51m (8'3)

Wood effect laminate flooring, built in wardrobe



### Rear Hallway

Storage cupboard (plumbed), tiled floor, uPVC back door



### Bathroom

Newly installed white suite comprising semi pedestal wash hand basin, low flush WC, panelled bath with shower above, part PVC panelled walls, PVC flooring