



22 Glenmount Courtyard, Newtownabbey, BT36 7QG

Offers Over £169,950

- Mid townhouse in highly popular residential location
- Spacious lounge with laminate wood flooring
- White bathroom suite
- Gas fired central heating
- 3 Bedrooms (Master with ensuite shower room)
- Modern fitted kitchen
- Double glazing in uPVC frames
- Garden to rear in lawn and paving

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This well-presented mid townhouse is located in a highly popular residential area, making it an ideal first time buy. Situated in a convenient location, the property offers easy access to local amenities, schools and transport links. The accommodation comprises a spacious lounge with attractive laminate wood flooring and a modern fitted kitchen providing a practical and stylish cooking space. Upstairs, there are three bedrooms, including a master bedroom with ensuite shower room, along with a white bathroom suite. The home benefits from gas fired central heating and double glazing in uPVC frames for comfort and efficiency. Outside, there is a rear garden laid in lawn and paving, offering a pleasant outdoor space for relaxing or entertaining.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Ceramic tiled flooring, uPVC front door

LOUNGE

19'7" x 12'3"

Laminate wood flooring

KITCHEN

13'1" x 11'4"

Modern fitted kitchen, plumbed for washing machine, sink, built in dishwasher, built in stainless steel oven, inlaid hob, stainless steel extractor fan, wall tiling, space for tumble dryer, ceramic tiled flooring, downlighters

FIRST FLOOR

LANDING

Storage

BEDROOM (1)

12'6" x 11'1"

ENSUITE

Rainwater effect shower head, extractor fan, downlighters, PVC panelled ceiling and walls, half pedestal wash hand basin, push button W/C

BEDROOM (2)

13'9" x 8'0"

BEDROOM (3)

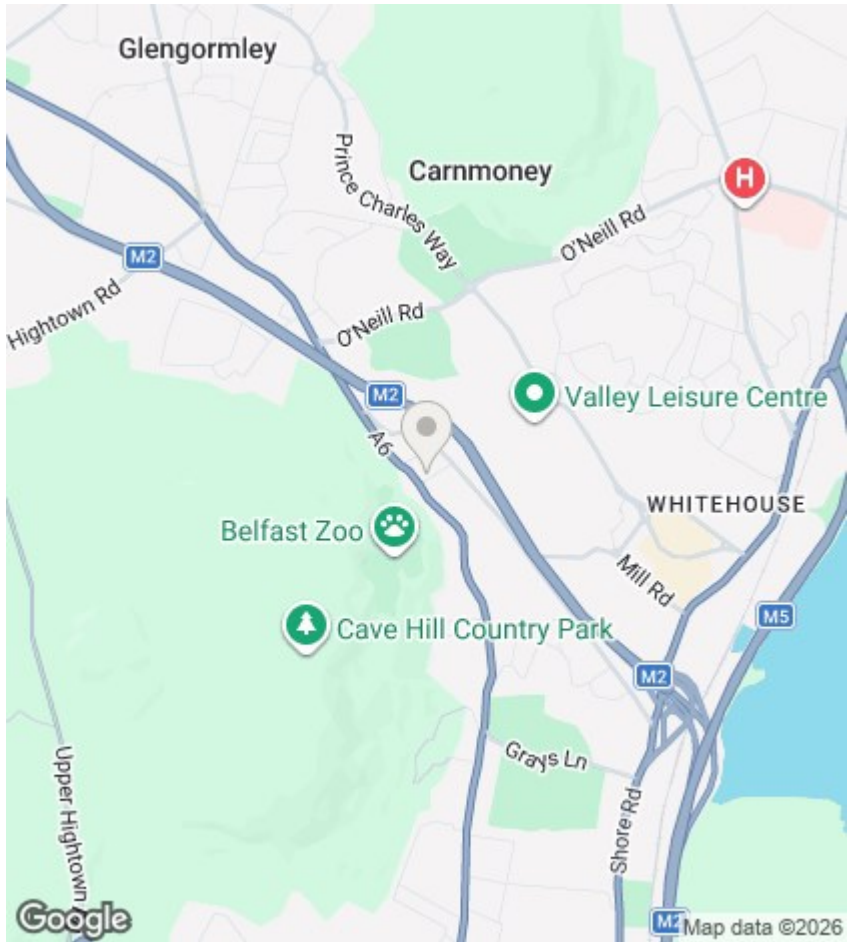
13'1" x 7'3"

BATHROOM

Bath unit with mixer tap, low flush W/C, ceramic tiled flooring, extractor fan, pedestal wash hand basin.

OUTSIDE

Rear: in lawn, in paving, plants and shrubs, shed, 2 parking spaces



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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