



1 Glenabbey Drive, Newtownabbey, BT37 0YT

Offers Over £184,950

- Semi detached villa in highly popular and convenient development
- Lounge with feature fireplace and French doors to:
- Open plan casual dining area
- Double glazing
- Corner site with garden to front, side and rear
- 3 Bedrooms
- Fitted kitchen
- White bathroom suite
- Oil fired central heating

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This attractive semi-detached villa is situated within a highly popular and convenient development, offering comfortable family living in a desirable location. The property boasts three well-proportioned bedrooms, making it ideal for growing families or those seeking extra space. A bright and welcoming lounge provides the perfect setting for relaxation, while the fitted kitchen flows seamlessly into an open plan casual dining area, creating a sociable and functional heart of the home. The property further benefits from a white bathroom suite, adding a clean and modern touch. Additional features include double glazing and oil-fired central heating, ensuring warmth and energy efficiency throughout the year. Occupying a generous corner site, the home enjoys excellent outdoor space. Combining practicality with comfort, this charming property presents an excellent opportunity for a wide range of buyers seeking a well-located and versatile home.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Ceramic tiled flooring

LOUNGE

15'1" x 13'1"

Solid wood flooring, feature cast iron fireplace with chunky pine surround, slate tiled hearth, open fire, French doors to:

KITCHEN

21'3" x 10'9"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob, stainless steel extractor fan and canopy, plumbed for washing machine, wall tiling, Chinese slate flooring, understairs storage.

Open plan casual dining area with patio doors to rear

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

13'6" x 9'10"

Engineered wood flooring

BEDROOM (2)

14'2" x 7'9"

BEDROOM (3)

10'0" x 7'10"

Engineered wood flooring, plus built in robe

BATHROOM

White suite comprising panelled bath, folding glazed shower screen, thermostatic controlled shower, low flush W/C, pedestal wash hand basin, fully tiled walls, polished porcelain tiled flooring, extractor fan, hot press with insulated copper cylinder

OUTSIDE

Front in stones and lawn

Side in lawn, off street parking

Rear in stones, paved patio area, boiler house with oil fired boiler, PVC oil storage tank

Disclaimer / Additional Information

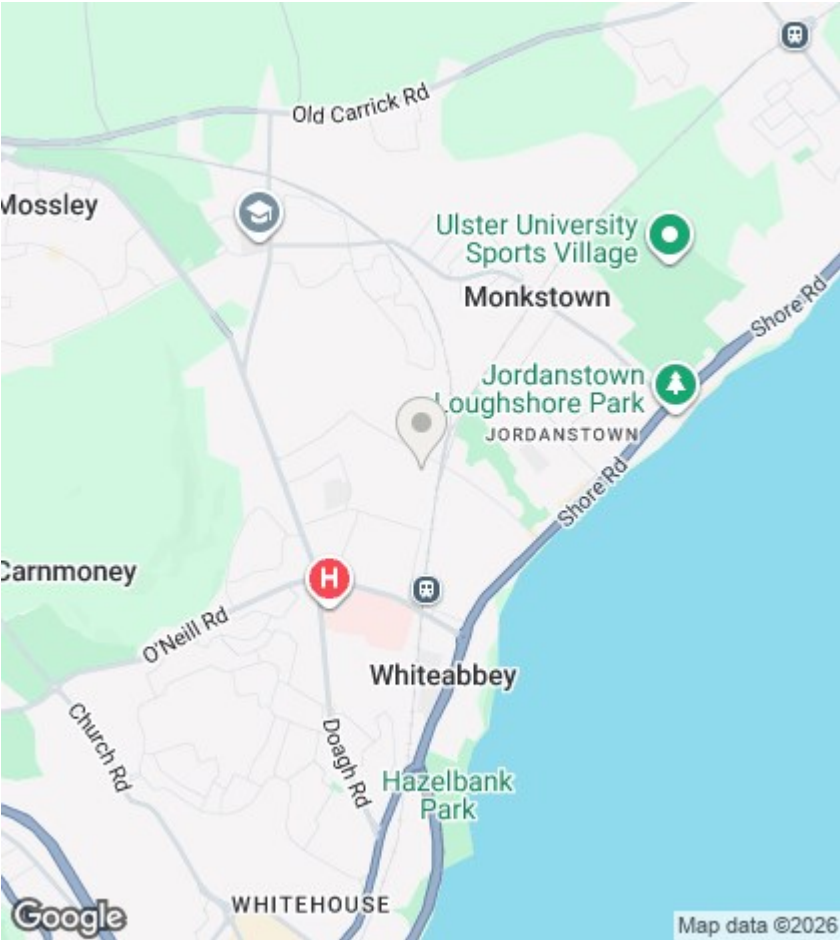
Tenure - Leasehold.

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary.

We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC