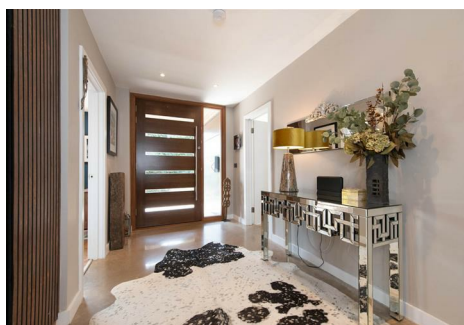




12 Glebe Road East, Newtownabbey, BT36 6DL

Offers Over £575,000

- Superb detached bungalow in highly regarded residential area
- Magnificent open plan kitchen/ luxury dining area with breathtaking views
- Gas fired central heating (heat recovery system)/ Double glazing
- Landscaped site with magnificent views
- Utility room
- 4 Bedrooms (3 with ensuite shower room facilities)
- 2 Separate reception rooms
- Built in Neff appliances
- Underfloor heating (gas)
- Car parking space / additional store / outdoor wood pods

12 Glebe Road East, Newtownabbey BT36 6DL

Every now and then we have the pleasure in marketing a home which is unique and extra special, this is a such home. Occupying an enviable position in one of the area's most prestigious and highly regarded locations, this outstanding residence extends to approximately 2,300 sq. ft. and offers a truly luxurious standard of living. Expertly crafted with meticulous attention to detail, the property has been thoughtfully designed to an exacting specification, seamlessly combining timeless elegance with modern comfort. The beautifully proportioned accommodation is complemented by magnificent views, creating a peaceful and picturesque setting to enjoy every day. Every aspect of this exceptional home reflects quality, style and sophistication, making it an ideal choice for those seeking an exclusive lifestyle property. Rarely does a home of this calibre become available, and it is certain to impress even the most discerning purchasers looking for something truly special.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Reception Hall

Built in robes, feature flooring and downlighters, polish concrete floor

Drawing Room

23'0 x 17'6

Herringbone wood flooring, panelling, hole in wall fireplace, multi fuel fireplace, display units, downlighters

Dining Room

18'7 x 9'1

Patio doors to garden, polish concrete floor, stairs open to:

Open Plan Kitchen/ Family/ Casual Dining Area

30'11 x 22'8

Range of luxury units, Dekton worksurfaces, inlaid hob unit and extractor fan, Belfast Sink unit with mixer tap, quooker tap, waste disposal unit, island unit, splashback, twin ovens, downlighters, butlers pantry, separate sink unit with mixer tap, fridge and freezer, range of large patio doors with magnificent views of garden and Cavehill, media wall, multi fuel fire, polish concrete floor, heat recovery system

Utility Room

11'7 x 11'3

Built in units, round edge worksurfaces, single drainer sink unit, polish concrete floor

Master Suite

19'6 x 11'5

Ensuite Bathroom

Low flush W/C, vanity unit, shower unit with rain shower, luxury tiling, ceramic tiled flooring, fully tiled walls, extractor fan, downlighters

Ensuite Dressing Room

Bedroom (2)

12'11 x 11'2

Built in robe

Ensuite Shower Room

Shower unit overhead rain shower, luxury tiling, ceramic tiled flooring, downlighters, extractor fan

Bedroom (3)

13'0 x 10'7

Ensuite Shower Room

Shower unit overhead rain shower, luxury tiling, ceramic tiled flooring, downlighters, extractor fan

Bedroom (4)

15'3 x 12'4

Panelling

Bathroom

Freestanding claw foot roll top copper bath with modern copper pipe and turn taps, built in shower, low flush W/C, vanity unit, overhead rain shower, decorative wall panelling, downlighters, extractor fan

Inner Hallway

Access to roofspace, modern Slingby type ladder, polish concrete floor

Outside

Front : car parking space, uPVC fascia and rainwater goods, displays of plants, trees and shrubs, low maintenance plants

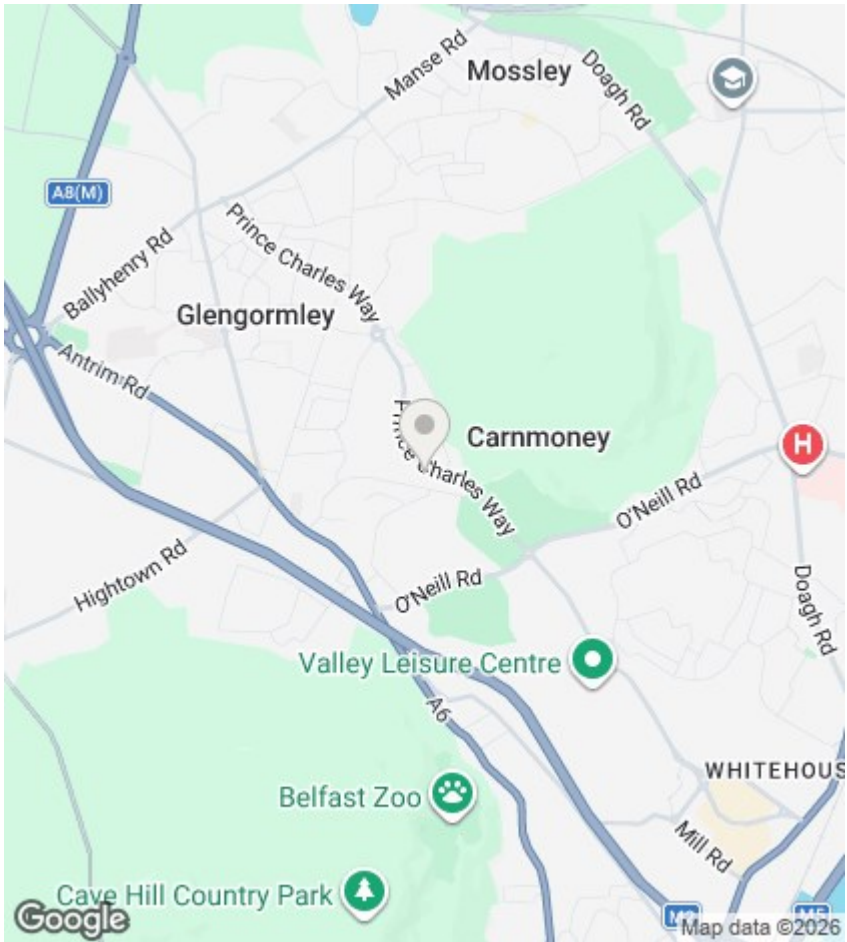
Side extended decking and paved lifestyle area, built in communal seating with magnificent views, lawns, water falls, light and tap, pods with light and power suitable for a variety of uses

Garden rooms/ offices with herringbone laminate flooring, downlighters, extractor fan, gas heating water and electric

Store/ Utility Area

19'7 x 8'11

Gas boiler



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		
(55-68) D		
(39-54) E	40	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

