

30 Glendermere Heights, Newtownabbey, BT36 6QZ



- Detached Family Home
- Four Well Proportioned Bedrooms
- Spacious Lounge
- Shaker Style Fitted Kitchen with Casual Dining
- Separate Utility
- Coloured Four Piece Bathroom Suite
- Ensuite Shower Room off Master Bedroom
- Integral Garage with Lights and Power
- PVC Double Glazing/Oil Fired Central Heating
- Highly Sought After Residential Location



PRICE Offers Over £269,950

Positioned within a highly popular, convenient cul-de-sac location, just off Ashgrove Road, Newtownabbey. This Spacious family home is within close proximity to a host of local amenities. Accommodation briefly comprises four well proportioned bedrooms, with Ensuite shower room off master bedroom, spacious lounge, family room, shaker style kitchen with casual dining, separate utility, ground floor furnished cloakroom, four piece coloured bathroom suite and an integral garage with lights and power. Externally the property further enjoys a driveway to front and side, and a private enclosed lawn to rear with paved patio and and walkways. An early viewing is highly recommended.

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Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass and matching side screens into spacious entrance hall. Service door into Integral Garage.

FURNISHED CLOAKROOM

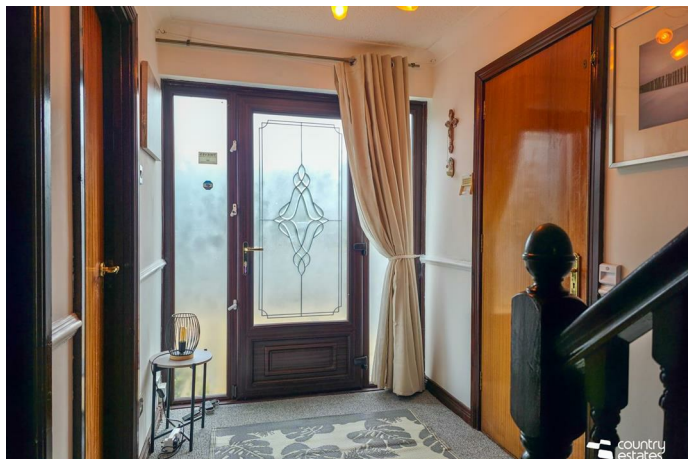
Comprising pedestal wash hand basin and a low flush WC.

LOUNGE 15'1" x 11'3"

Attractive feature fireplace. French Doors into:

FAMILY ROOM 11'5" x 10'2"

Sliding doors in aluminium frame to rear garden. Quality laminate flooring.



SPACIOUS KITCHEN 15'1" x 9'6"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Breakfast bar style return for casual dining. Integrated eye level ovens, separate ceramic hob with overhead extractor fan housed in pull out canopy. Plumbed for dishwasher. Space for fridge freezer. PVC Double glazed door to rear. Leaded glass display cabinets.

UTILITY ROOM 9'6" x 4'3"

Sliding door into. Equipped with high and low level storage units. Plumbed for washing machine.



FIRST FLOOR

Shelved hot press cupboard. Access to loft.

BEDROOM 1 18'8" x 13'9" at max

Fitted three bay mirrored slide robes.

ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with electric shower unit, vanity with wash hand basin and a low flush WC. Tiled floor. Part tiled walls.



BEDROOM 2 12'9" x 9'6"

BEDROOM 3 11'5" x 10'5"



BEDROOM 4 10'5" x 9'6"

COLOURED BATHROOM SUITE

Comprising panel bath with telephone hand shower attachment, fully tiled shower cubicle with electric shower unit, pedestal wash hand basin, and a low flush WC. Tiled walls.



INTEGRAL GARAGE 17'0" x 8'10"

Equipped with power and lights. Up and over door.

OUTSIDE

Low maintenance garden to front finished in pebbling with mature shrub. Drive way to side with access to integral garage. Ample space for a variety of vehicles.
Neat well maintained private garden to rear, screened by mature hedgerow and trees. Paved patio area and walkways.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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