

# 16 Glenkyle Park Avenue, Newtownabbey, BT36 6SS



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Popular Established Location
- Quiet Cul De Sac Position
- Large Private Enclosed Garden
- Large Detached Garage
- Modern Deluxe Bathroom
- PVC Double Glazed Windows & Fascias
- Dual Oil Fired & Solid Fuel Heating



**PRICE Offers Over £175,000**

*Positioned in a quiet cul-de-sac within an established popular location. This well presented 3 bedroom semi detached is an excellent first time purchase. The Property benefits from a recently installed modern bathroom, PVC double glazed windows and oil fired heating with a solid fuel link up. Priced to allow for some updating an early viewing is advised.*

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## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door into:-

#### ENTRANCE HALL

With laminate strip flooring.

#### LOUNGE 14'0" x 13'3"

Feature tiled fireplace with stone hearth. Picture style window. Twin French doors into:-

#### OPEN PLAN KITCHEN WITH DINING ASPECT 17'7" x 10'9"

Equipped with a comprehensive range of high low level fitted units with oak trim and contrasting oak effect work surfaces. Co-ordinating colour coded single drainer sink unit. Integrated oven with four ring hob and overhead extractor housed in matching canopy. Twin glass display cabinets. Plumbed for washing machine. Part walls. Hardwood exposed flooring in dining area. External PVC double glazed door to rear garden.

### FIRST FLOOR

#### BRIGHT SPACIOUS LANDING

Access to roofspace.

#### BEDROOM 1 11'4" x 10'3"

Built in double wardrobe. Far reaching countryside views extending towards Knockagh monument.

#### BEDROOM 2 10'3" x 9'3"

#### BEDROOM 3 8'6" x 7'3"

At max. Oak effect laminate flooring. Built in storage cupboard. Far reaching countryside views extending towards Knockagh monument.

#### DELUXE BATHROOM

Comprising modern vanity unit with monobloc tap, wall push w.c and large full width open shower enclosure with handheld shower attachment, drench style shower and fixed full height glass side screen. Stone effect panelled walls. Tiled floor. PVC panelled ceiling with recessed low voltage lights.

### OUTSIDE

Neat well maintained garden to front in lawn stocked with a variety of shrubs.  
Twin gates to private driveway.

#### LARGE DETACHED GARAGE 25'4" x 11'6"

With roller shutter door. Power and light. Oil fired boiler. External PVC double glazed door.

Large enclosed private garden in lawn screened by perimeter fence and stocked with a variety of shrubs and plants.  
Part paved patio with paved walkway. Pedestrian gate to driveway.

| 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.**

  
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