



22 Glenville Green, Newtownabbey, BT37 0TT

Offers Over £159,950

- Mid terrace in highly popular location
- Lounge
- Bathroom
- Enclosed to rear/driveway to front
- C rated EPC
- 3 Bedrooms
- Kitchen
- Double glazing in uPVC frames/Gas fired central heating
- Electric safety certificate available (valid until 2031)
- Located close to excellent schools, shops and public transport links

22 Glenville Green, Newtownabbey BT37 0TT

Situated in a highly popular and convenient location, this well presented mid terraced property offers comfortable and practical family living. The accommodation comprises three bedrooms, a welcoming lounge, fitted kitchen and bathroom, providing a versatile layout to suit a range of buyers. The property benefits from double glazing in uPVC frames and gas-fired central heating, helping to provide a warm and energy-efficient home. An electric safety certificate is available for added peace of mind. Externally, the property features an enclosed rear garden, ideal for outdoor enjoyment, together with a driveway to the front providing convenient off road parking. Ideally positioned close to excellent local schools, a variety of shops and reliable public transport links, the property is well placed for everyday amenities and commuting. This is an excellent opportunity for families, first time buyers or investors alike.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door, built in storage/cloaks

Lounge

15'8 x 10'4

Laminate wood flooring, uPVC back door, cornicing

Kitchen

12'7 x 9'4

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, downlighters, built in stainless steel oven, inlaid hob, extractor hood, larder storage, built in washing machine, built in fridge

First Floor

landing

Hot press with Worcester gas boiler, access to floored roofspace

Bedroom (1)

13'7 x 6'8

Laminate wood flooring

Bedroom (2)

12'10 x 8'10

Laminate wood flooring

Bedroom (3)

9'8 x 6'8

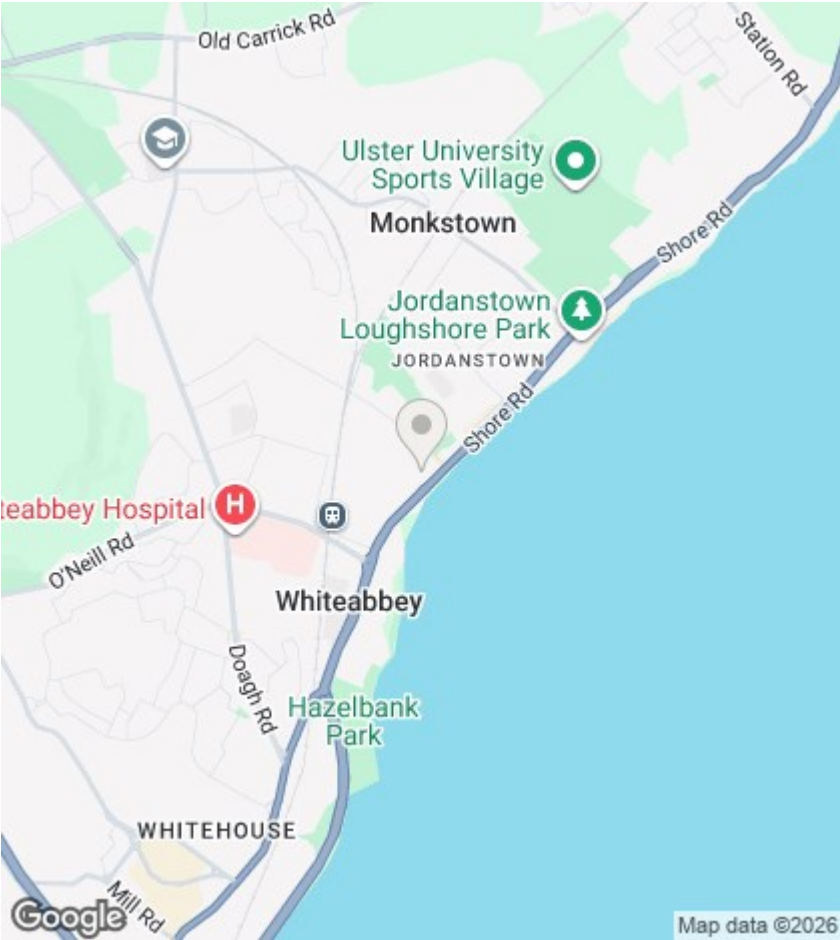
Bathroom

Panelled bath unit, thermostatic controlled shower, glazed shower screen, low flush W/C, pedestal wash hand basin, chrome heated towel rail, downlighters, wall tiling, extractor fan

Outside

Front: Driveway, in paving

Rear: External storage shed, artificial grass, paved patio area, uPVC fascia and rainwater goods, fully fitted CCTV system



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	71	77
(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	