



42 Tobar-glen, Newtownabbey, BT36 6UG

Offers Over £214,950

- Semi detached villa in popular residential area
- Lounge with laminate wood flooring and feature fireplace (piped for gas fire)
- Downstairs W/C
- Double glazing in uPVC frames
- Generous garden to the rear/Driveway to front
- 3 Bedrooms (main with ensuite shower room)
- Modern fitted kitchen with casual dining area
- Bathroom
- Gas fired central heating
- Located close to excellent schools, shops and public transport facilities

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Situated in the popular development in Tobar-glen off the O'Neill Road, we are delighted to sell this modern semi detached property that will appeal to many. The property benefits from gas fired central heating and double glazing in uPVC frames. We recommend viewing at your earliest convenience.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Ceramic tiled flooring

Lounge

15' 2" x 12' 11"

Laminate wood flooring, feature fireplace (piped for gas fire)

Rear Hall

Low flush WC, pedestal wash hand basin, tiling, porcelain tiled flooring, extractor fan

Kitchen/Dining

16' 9" x 13' 7" (at max)

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap and vegetable sink, built in fridge and freezer, built in gas hob, built in fan assisted oven, built in dishwasher, built in washing machine, stainless steel extractor fan, porcelain tiled flooring, tiling, gas boiler, uPVC door to rear

First Floor

Landing

Linen cupboard

Bedroom (1)

11' 8" x 9' 9"

Ensuite

Low flush WC, pedestal wash hand basin, walk in shower unit with controlled shower, tiling

Bedroom (2)

11' 8" x 9' 9"

Bedroom (3)

9' 8" x 7' 11"

Bathroom

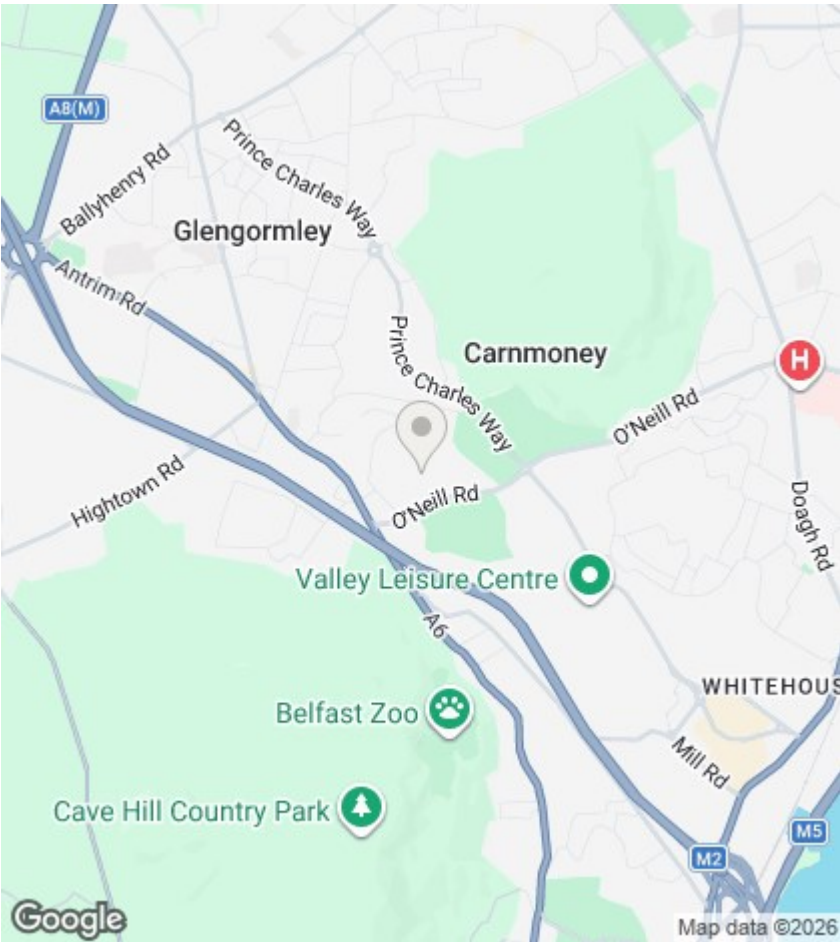
Modern white bathroom suite, low flush WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower, luxury tiling, porcelain tiled flooring, extractor fan, heated towel rail

Outside

Front: In lawn, plants and shrubs, tarmacked driveway

Side: Tarmacked driveway

Rear: Enclosed garden to rear, paved patio area, plants and shrubs, outside tap, shed



Directions

Viewings

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

EPC Rating:

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	