



37 Vaddegan Road, Glengormley, BT36 7SW

Offers Over £249,950

- Extended detached villa in highly popular residential area
- 2 Separate reception rooms
- Study & ground Floor W/C
- Gas fired central heating
- Mostly uPVC fascia and rainwater goods
- 4 Bedrooms
- Kitchen
- Double glazing in uPVC frames
- Bathroom with modern white suite & ground floor shower room
- Detached garage

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Situated within a highly popular residential area, this spacious extended detached villa offers excellent family accommodation with a quietly convenient setting. The property provides four well-proportioned bedrooms, complemented by two separate reception rooms, offering flexible living and entertaining space. The fitted kitchen provides a practical hub for everyday living, while the modern bathroom benefits from a contemporary white suite. Further features include double glazing within uPVC frames and gas-fired central heating, ensuring comfort throughout the home. Externally, the property benefits from mostly uPVC fascia and rainwater goods, along with a detached garage providing valuable storage or parking. With its generous accommodation, versatile layout and desirable location, this extended detached villa presents an excellent opportunity for families seeking a spacious and well-positioned home.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Laminate wood flooring, understairs storage cupboard

Lounge

21'7 x 1'6

Feature marble fireplace, open fire, wired for wall lights, glazed double doors

Dining Room

13'0 x 12'7

Laminate wood flooring, pine panelled ceiling, Velux windows, patio doors and glazed side panels, door to:

Playroom

12'5 x 7'10

Velux window, pine panelled ceiling

Cloaks

Storage, through to:

Kitchen

14'5 x 9'5

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, tiling, plumbed for dishwasher, fluorescent light

Shower Room

Low flush W/C, pedestal wash hand basin, shower unit, electric shower

First Floor

Landing

Hot press, access to roofspace

Bedroom (1)

11'9 x 11'2

Built in robe

Bedroom (2)

11'6 x 8'5

Bedroom (3)

11'7 x 9'9

Built in robe

Bedroom (4)

9'6 x 7'6

Bathroom

White suite, panelled bath with mixer tap, low flush W/C, wash hand basin, shower unit, electric shower, ceramic tiled flooring, extractor fan

Outside

Extensive gardens, in lawn

Side uPVC fascia and rainwater goods

Rear paved area, paved driveway, light and tap

Garage

19'2 x 10'0

Up and over door, light and power, gas boiler

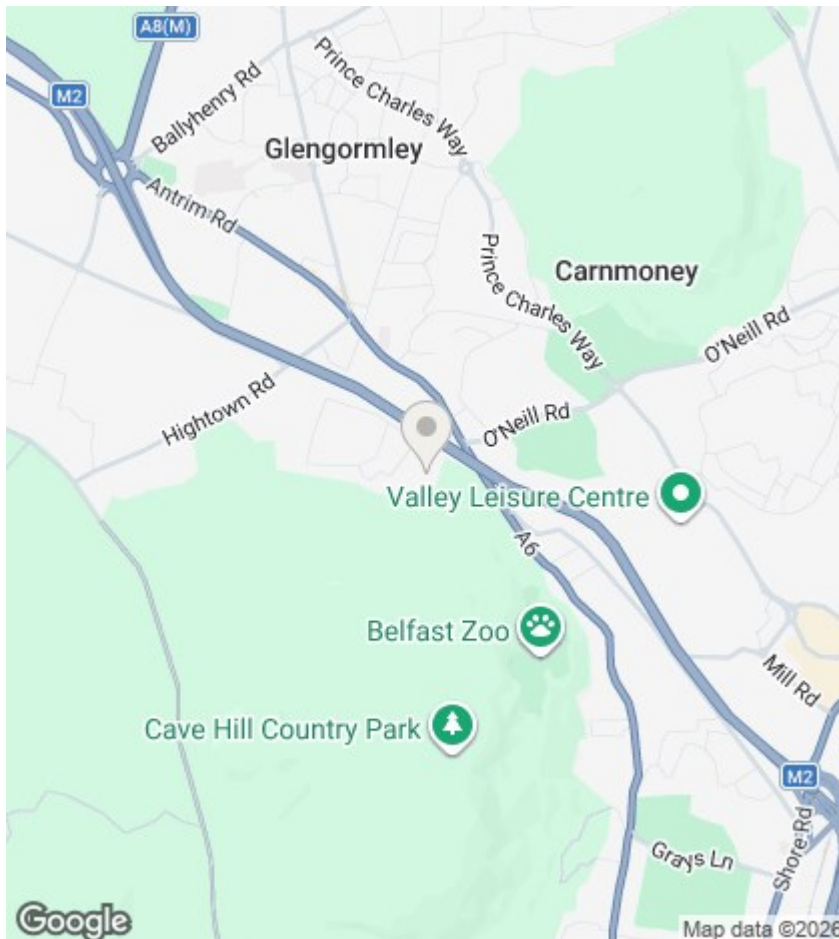
Disclaimer/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

