McMillan McClure
Always Moving









1 Glenkyle Drive, Newtownabbey, BT36 6SZ

Offers Over £189,950

- Semi detached chalet style villa in popular residential location
- Master bedroom with walk in wardrobe
- Modern fitted kitchen open to:
- Ground floor W/C / First floor shower room
- Oil fired central heating
- 3 Bedrooms
- Lounge with laminate wood flooring and feature fireplace
- Casual dining area with patio doors to sunroom
- Double glazing in uPVC frames
- Attached garage

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Situated within a popular residential location, this attractive semi-detached chalet-style villa is an ideal opportunity for first-time buyers seeking a comfortable home in a convenient setting. Offering three well-proportioned bedrooms, including a master bedroom with walk-in wardrobe, the property provides versatile accommodation. The lounge features laminate wood flooring and an attractive feature fireplace, while the modern fitted kitchen opens into a casual dining area with patio doors leading to a lovely sunroom, perfect for relaxing or entertaining. Further benefits include a ground floor WC, first floor shower room, uPVC double glazing, oil-fired central heating and an attached garage. An excellent opportunity for those looking to step onto the property ladder!

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Council Tax Band: Northern Ireland







Ground Floor

Entrance Hall
uPVC front door, laminate wood flooring

Cloaks
Low flush W/C, wash hand basin

Lounge
17'0 x 12'7
Feature fireplace, laminate wood flooring, double doors to:

Kitchen / Dining Room
15'3 x 10'10
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in double oven and hob, extractor fan, plumbed for washing machine, glazed display units, downlighters, wall tiling, ceramic tiled flooring, open plan to casual dining area with laminate wood flooring, double glazed patio doors to:

Sunroom
9'1 X 8'1
Ceramic tiled flooring, access to garden

Bedroom (3)
10'10 x 7'11

First Floor

Landing
Hot press

Bedroom (1)
11'4 x 10'3

Walk In Wardrobe
7'2 x 5'9

Bedroom (2)
11'5 x 8'5

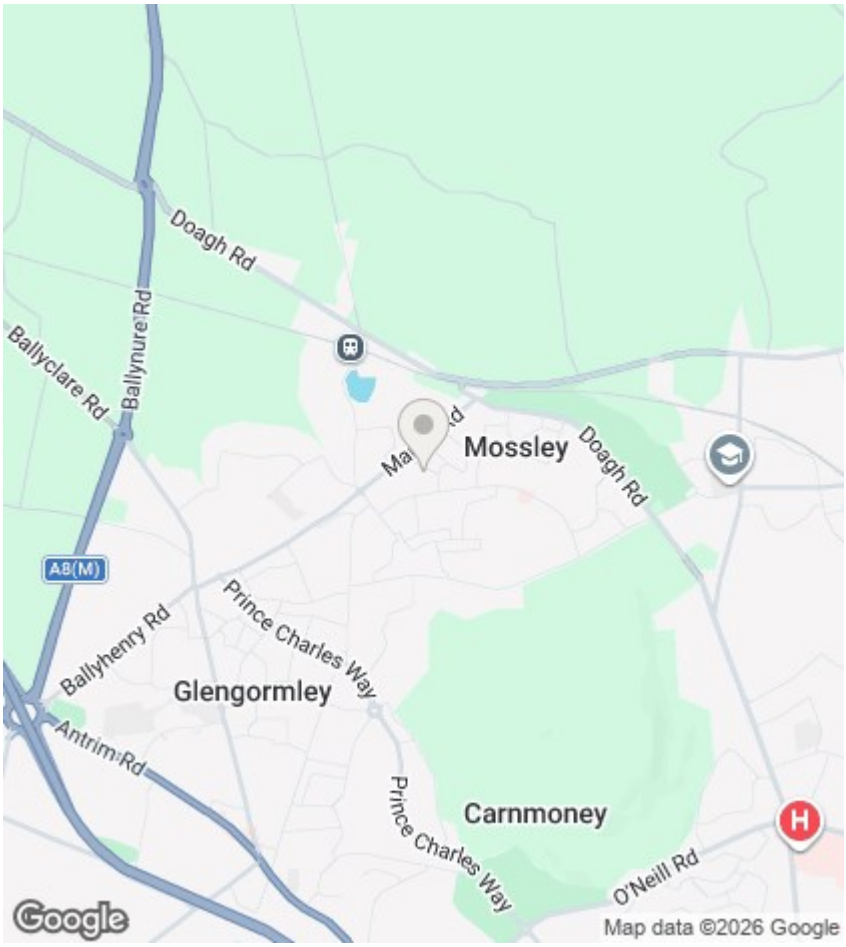
Shower Room
Glazed shower cubicle with electric shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, Velux window

Outside
Front in lawn
Tarmac driveway to side
Garden to rear in lawn, paved patio area, oil fired boiler with boiler house

Attached Garage
19'3 x 10'6
Up and over door, light and power

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.



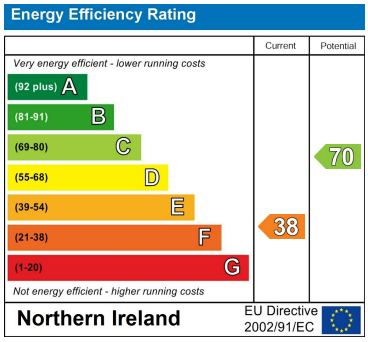
Directions

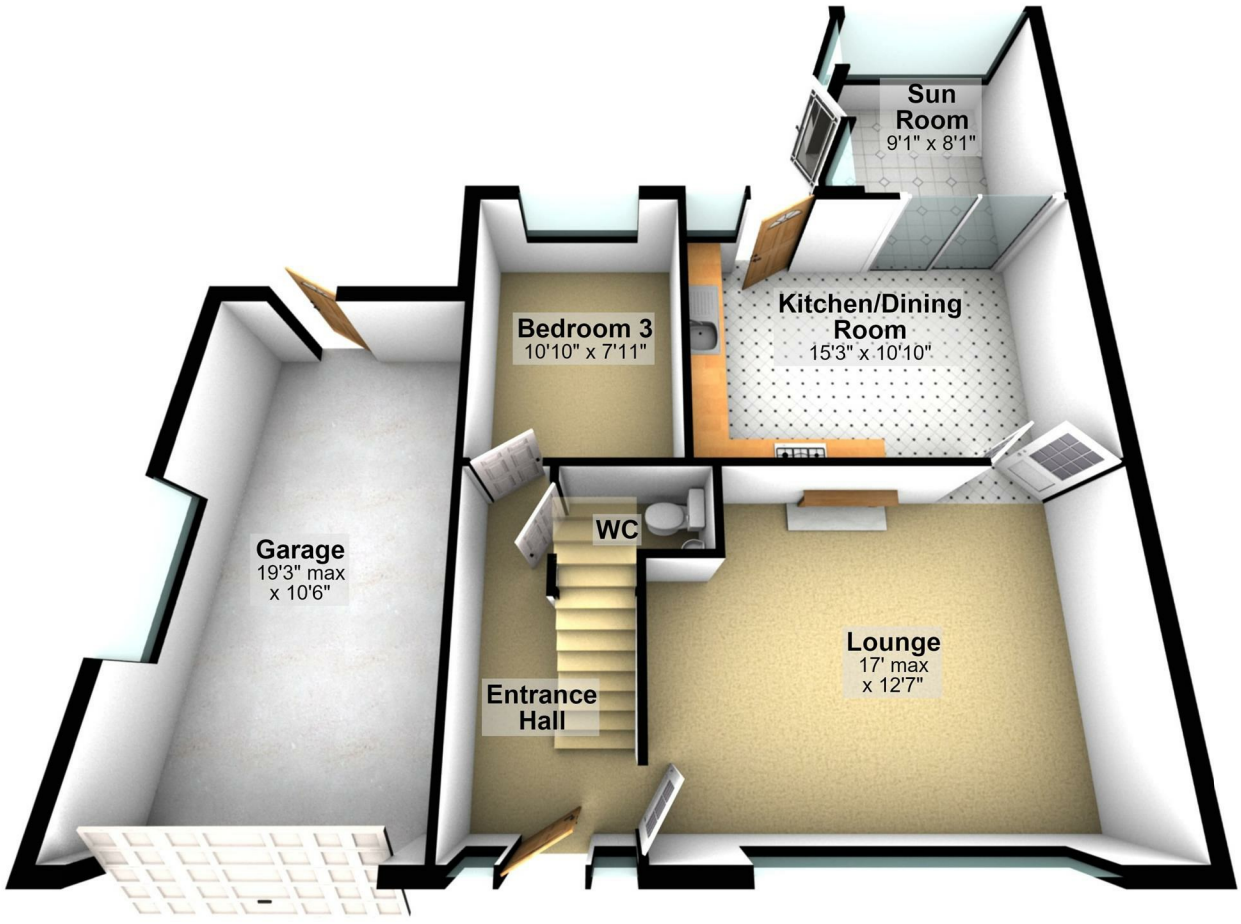
Viewings

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

EPC Rating:

F





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