McMillan McClure
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13 Graymount Park, Newtownabbey, BT36 7DT

Offers Over £119,950

- Semi detached villa in highly popular and convenient location
- Lounge
- Bathroom
- Rewired (2026)
- Generous and enclosed garden to rear
- 3 Bedrooms
- Modern kitchen with range of high and low level units
- New heating system (Gas fired central heating) installed 2026
- Double glazing in uPVC frames
- Located to excellent schools, shops and public transport links

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
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Ideal for the first-time buyer or buy-to-let investor, this attractive three-bedroom semi-detached villa is situated within a highly popular and convenient location. The property offers well-proportioned accommodation comprising a welcoming lounge, modern kitchen fitted with stylish units, three bedrooms and a family bathroom. Further benefits include a newly installed gas-fired central heating system and a full rewire, both completed in 2026. Externally, the property boasts a generous enclosed rear garden, providing an excellent outdoor space for relaxing and entertaining. Ideally positioned close to excellent local schools, shops and public transport links, this is a fantastic opportunity to acquire a home offering both comfort and excellent investment potential.

3 1 1

Council Tax Band: Northern Ireland







Ground Floor

Entrance Hall
Laminate wooden flooring, under stair storage

Lounge
15'4 x 9'11
Laminate wooden flooring, built in storage

Kitchen
9'2 x 8'11
Modern and recently fitted kitchen, range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, extractor good, gas hob, laminate wooden flooring, gas boiler (installed 2026), wall panelling

First Floor

Bedroom (1)
9'11 x 8'9

Bedroom (2)
9'1 x 7'6

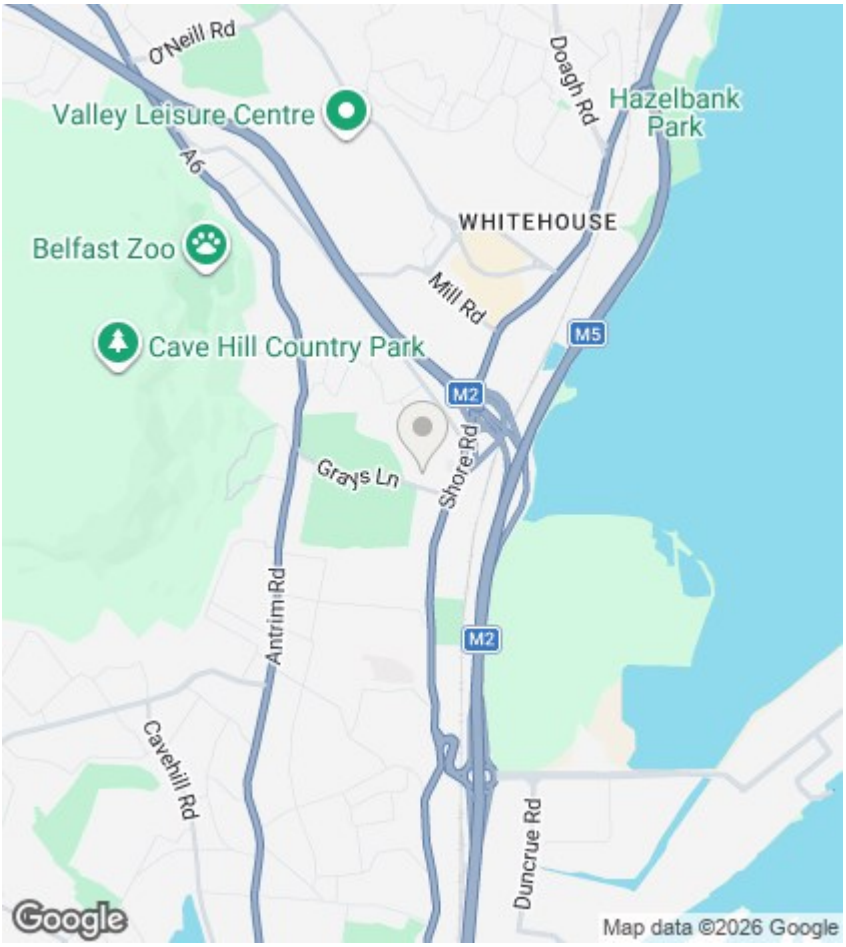
Bedroom (3)
7'2 x 6'2

Bathroom
Panelled bath unit, mixer taps, built in sink unit, mixer taps, low flush W/C, panelled wall and ceiling

Outside
Front: In paving
Rear: Generous and enclosed garden, in paving

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.

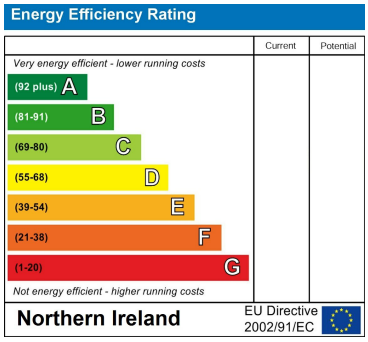


Directions

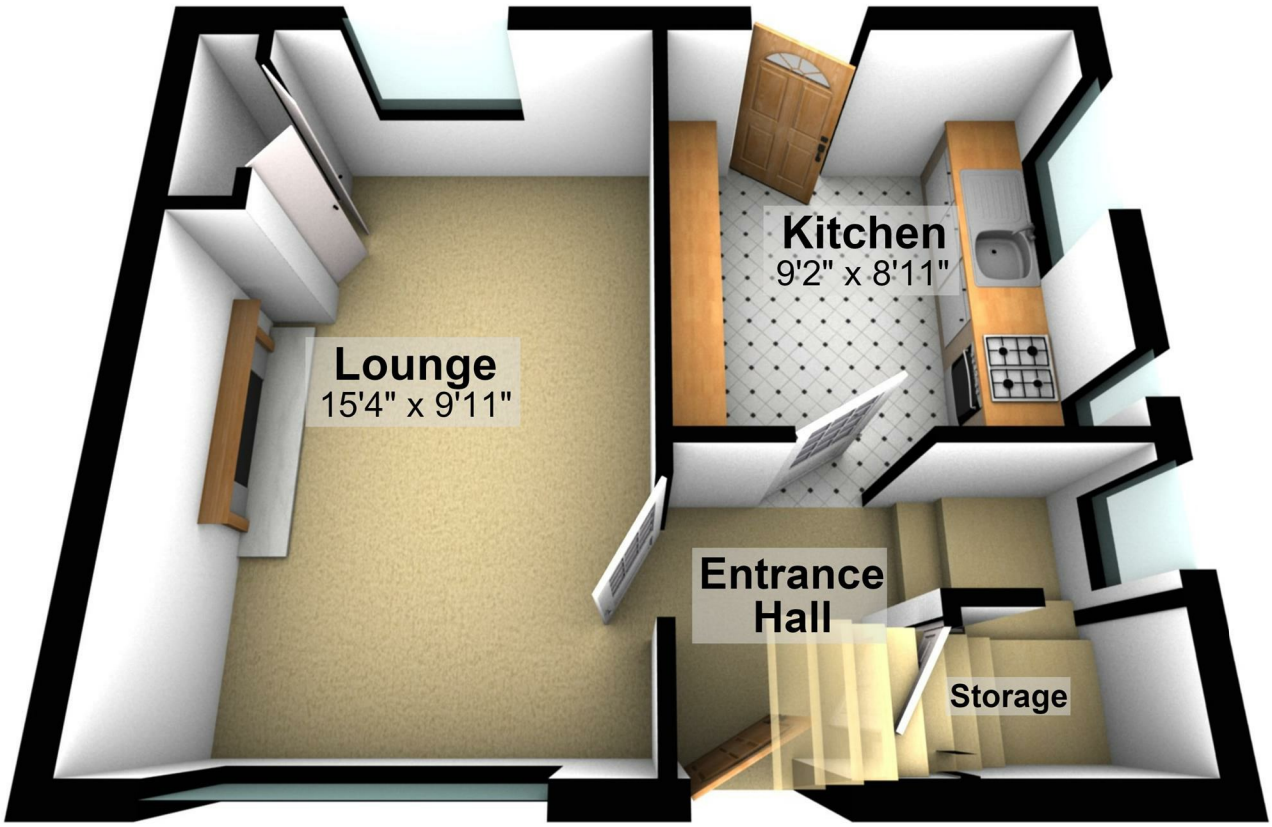
Viewings

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

EPC Rating:



Ground Floor



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