

## 1 Glebecoole Drive Glengormley, Newtownabbey, BT36 6HZ

**Offers Around  
 £179,950**

We are delighted to offer for sale this extremely well presented and extended semi detached villa which is located in a cul de sac in a very popular residential area just off the Carnmoney Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace and engineered wood herringbone style flooring, luxury extended fitted kitchen / diner with space for appliances, island unit and PVC double glazed double doors to rear and a separate luxury shower room.

Upstairs there are three bedrooms

Other benefits include PVC double glazing and gas heating.

Outside there is a driveway leading to an attached garage, garden to front in lawn and fully enclosed garden to rear in lawn with feature raised decking area and patio area.

Early viewing recommended !!

# 1 Glebecoole Drive

## Glengormley, Newtownabbey, BT36 6HZ



- Semi Detached Villa
- Modern Fitted Kitchen
- Gas Heating
- 3 Bedrooms
- Luxury Shower Room
- Attached Garage
- Open Plan Living
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

14'6" x 10'1" (4.42m x 3.07m )

Feature fireplace with tiled inset, painted wood surround, hearth, engineered wood herringbone style flooring, radiator, open to

#### KITCHEN / DINER

Luxury range of high and low level units, woodblock worktops, range cooker space, integrated dishwasher, fridge / freezer space, basin 1/2 sink unit, feature concrete topped island unit, two radiators, engineered wood herringbone style flooring, under stairs storage, pvc double glazed double doors to rear.

Under stairs storage with shelved pantry and access to garage.

#### SHOWER ROOM

Luxury fully tiled shower cubicle, thermostatic rain shower, vanity unit, low flush wc, radiator, partly tiled walls, tiled floor

#### FIRST FLOOR

#### LANDING

Access to floored roof space via pull down ladder.

#### BEDROOM 1

12'5 x 10'5 (3.78m x 3.18m)

Range of built in mirrored sliding robes, radiator

#### BEDROOM 2

10'4 x 7'11 (3.15m x 2.41m)

Radiator

#### BEDROOM 3

9'5 x 6'11 (2.87m x 2.11m)

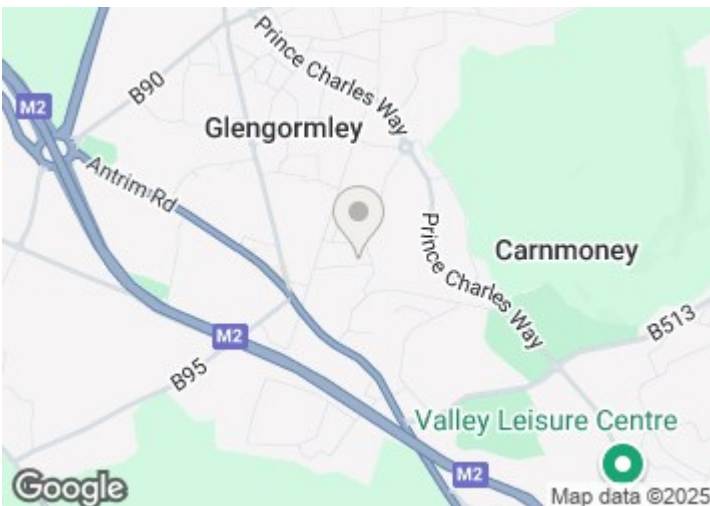
Radiator.

#### OUTSIDE

Paved driveway to front leading to an attached garage with light, power and plumbing for washing machine.

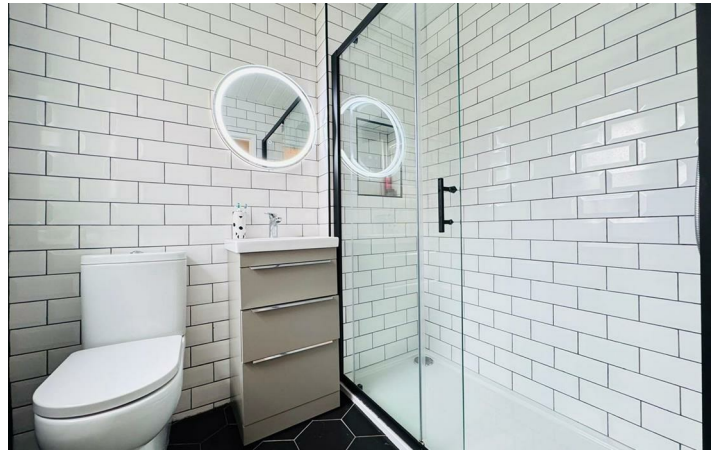
Garden to front in lawn

Fully enclosed garden to rear in lawn with feature raised decking area and paved patio area



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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