



## 51 Glebe Road West, Newtownabbey, BT36 6EH

- Extended, Detached Bungalow
- Lounge
- Kitchen With Informal Dining Area
- Deluxe, Fully Tiled Bathroom
- Private Driveway; Attached Garage
- Two Double Bedrooms (originally three)
- Sun Lounge
- Utility Store
- Large Floored Roof Space
- Low Maintenance Gardens

Offers Over £249,950

EPC Rating



51 Glebe Road West, Newtownabbey, BT36 6EH



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen and fanlight over. Wood laminate floor covering. Concealed cloakroom with mirrored, sliding door. Glass panelled door to sun lounge.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor. Chrome towel radiator.

#### LOUNGE 15'6" x 11'11"

Feature window to front elevation. Feature height ceiling. Gas fire in granite fireplace with matching hearth and surround. Covings to ceiling. Wood laminate floor covering.

#### SUN LOUNGE 19'10" x 11'8"

Wood laminate floor covering. Dual aspect windows. View towards Cave Hill. PVC double glazed French doors to rear garden. Fixed stairwell to floored roof space.



## **KITCHEN WITH INFORMAL DINING AREA 21'5" x 9'8"**

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid Quartz work surface. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven and grill. Integrated larder fridge, dishwasher and washing machine. Glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Dual aspect windows with feature window to front elevation. Feature height ceiling. PVC double glazed French door to side garden.

## **BEDROOM 1 19'1" x 9'7"**

(previously two bedrooms, converted into one).

Wood laminate floor covering.

## **BEDROOM 2 11'10" x 8'9"**

View towards Cave Hill. Wood laminate floor covering.

## **DELUXE FULLY TILED BATHROOM**

Contemporary, white, four piece suite comprising central mounted, panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Twin, chrome towel radiators.

## **FLOORED ROOF SPACE 44'0" x 9'1" (wps)**

Power, light, double radiators, velux windows and access to under eaves storage.

## **UTILITY STORE**

Fitted high level storage units and plumbed for automatic washing machine. Tiled floor. Access to:

## **INTEGRAL GARAGE 13'10" x 9'10"**

PVC coated, roller shutter door. Separate service door to utility store. Power and light.

## **EXTERNAL**

Private driveway, finished in brick pavior and paving.

Front garden finished in lawn and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

Fully enclosed, low maintenance rear garden, finished in brick pavior and range of plants, trees and shrubbery.

Separate patio area to side.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, extended, two bedroom/two+ reception detached bungalow with floored roof space and attached garage, conveniently situated on Glebe Road West, Glengormley, Newtownabbey.**

**Originally a three bedroom layout, the property has been modified to offer two larger bedrooms (and can very easily be reverted back to a three bedroom layout), in addition to lounge, sun lounge/family room extension, kitchen with informal dining area, deluxe, fully tiled bathroom, utility store, furnished cloakroom, and large, floored roof space.**

**Externally, the property enjoys private driveway, attached garage, and low maintenance gardens.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### 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>		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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