



134 The Glade, Newtownabbey, BT36 5NS

- Extended Mid Terrace Property
- Lounge; Separate Dining Room
- Bathroom; White Suite
- Private Driveway; Low Maintenance Gardens
- Immaculately Presented Throughout

- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Walking Distance To Railway Station
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door. Tiled floor.

#### LOUNGE 12'6" x 11'5"

Picture window to front elevation. Glass panelled door leading to:

#### DINING ROOM 9'3" x 6'4"

Tiled floor. Access to under stairs store. Open arch leading to:



## KITCHEN 9'11" x 8'2"

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven, fridge freezer and washing machine. Gas fired central heating boiler (housed within matching unit). Remote operated Velux window to ceiling. Splashback tiling to walls. Tiled floor.

## REAR HALL

Tiled floor. Access to walk in store. PVC double glazed door leading to rear garden.

## FIRST FLOOR

### LANDING

Access to shelved hot press and roof space.

### BEDROOM 1 12'3" x 9'1" (wps)

Built in double wardrobe.

### BEDROOM 2 10'2" x 10'0" (wps)

### BEDROOM 3 10'4" x 7'0"

### FULLY TILED BATHROOM

White, three piece suite comprising tile encased bath, pedestal wash hand basin and WC. Electric shower over bath. Chrome towel radiator.

### EXTERNAL

Double gates leading to private driveway finished in concrete. Low maintenance, paved front garden.

Entrance canopy.

External lighting.

Fully enclosed, low maintenance, paved rear garden.

Outside tap.

Outside store.

## 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, three bedroom, mid terrace property, situated within the Mossley area of Newtownabbey, within walking distance to train station.**

**The property comprises entrance hall, lounge, dining room, open arch to modern fitted kitchen, rear hall, cloakroom, three well-proportioned bedrooms, and fully tiled bathroom, with white three piece suite.**

**Externally, the property enjoys private driveway, and low maintenance gardens front and rear.**

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

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### 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		

**Northern Ireland**

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 are 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