



ULSTER PROPERTY SALES

# UPS

## GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,  
Newtownabbey, County Antrim, BT36

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## APT 5, 14 ST. QUENTIN AVENUE

Glengormley  
Newtownabbey BT36

- First Floor Duplex Apartment
- 3 Bedrooms Master Ensuite
- Lounge / Dining
- Fitted Kitchen
- Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Location

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

**Offers Around £124,950**

# Apt 5, 14 St. Quentin Avenue

Glengormley, Newtownabbey, BT36 6EN



## ACCOMMODATION COMPRISES

### FIRST FLOOR

#### ENTRANCE HALL

Solid wood flooring

#### LOUNGE / KITCHEN / DINING

##### LOUNGE

Solid wood flooring, radiator

##### KITCHEN

Range of beech high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel hob, stainless steel extractor fan, under fridge space, plumbed for washing machine,

partly tiled walls, tiled floor, gas boiler

#### SHOWER ROOM

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

#### REAR HALL

##### BEDROOM 1

19'11" x 8'9" at widest (6.07m" x 2.67m" at widest )

Solid wood flooring, radiator

##### ENSUITE

Shower cubicle, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

##### BEDROOM 2

12'10" x 7'8" at widest (3.91m" x 2.34m" at widest)

Solid wood flooring, radiator, built in wardrobe, pvc double glazed door to shared balcony

#### FIRST FLOOR

##### LANDING

##### BEDROOM 3

19'7" x 10'1" at widest (5.97m" x 3.07m" at widest )

Solid wood flooring, radiator, velux window



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

