

35 Glenabbey Crescent, Newtownabbey, BT37 0YS



- **Semi Detached Family Home**
- **Three Bedrooms**
- **Spacious Lounge**
- **Contemporary Fitted Open Plan Kitchen and Dining**
- **Luxury Four Piece Family Bathroom Suite**
- **Private Pebbled Driveway to Side**
- **Large Enclosed Garden to Rear**
- **Beautifully Finished Throughout**
- **PVC Double Glazing/Gas Fired Central Heating**
- **Highly Sought After Popular Residential Location**



PRICE Offers Over £194,950

Beautifully presented throughout, semi detached home positioned within the popular Glenville area of Whiteabbey, Newtownabbey.

The property briefly comprises, spacious bay fronted lounge, contemporary fitted kitchen open into dining room, three well proportioned bedrooms and luxury, fully tiled four piece family bathroom suite. Externally the property further benefits from private driveway, low maintenance front garden, and fully enclosed large garden to rear. With a high level of interest anticipated, an early viewing is highly recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC Double glazed front door into spacious, well presented entrance hall. Quality laminate flooring.

LOUNGE

14'9" x 12'5" (4.5 x 3.8)

Into Bay window. Quality laminate flooring. Attractive feature wall panelling.

CONTEMPERARY FITTED KITCHEN WITH DINING

19'0" x 10'9" (5.8 x 3.3)

Equipped with a range of high and low level gloss fitted units and contrasting work surfaces with breakfast bar style return. Composite single drainer sink unit with swan neck tap. Boasting a range of integrated appliances to include; eye-level oven, microwave, separate four ring electric hob with tiled splashback and an overhead angled extractor fan, washing machine, tumble dryer, under counter fridge and freezer. Understairs storage cupboard. PVC Double glazed door to side. Tiled floor. Recessed Downlighting. Vertical radiator. Open into dining aspect. PVC Double glazed French doors to rear garden.

FIRST FLOOR

Access to floored roof space via Slingsby ladder.

BEDROOM 1

14'9" x 10'2" at max (4.5 x 3.1 at max)

Built in four bay mirrored slide robes for storage.

BEDROOM 2

9'10" x 8'10" at max (3.0 x 2.7 at max)

Built in three bay mirrored slide robes for storage. Quality laminate flooring.

BEDROOM 3

11'5" x 8'6" (3.5 x 2.6)

Quality laminate flooring. Velux window. Presently used as home office.

LUXURY FOUR PIECE FAMILY BATHROOM

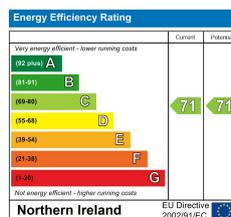
Comprising free standing double ended bath with floor mounted tap and hand shower attachment, fully tiled shower cubicle with drench style shower and hand shower attachment, Vanity unit with wash hand basin and monobloc tap, and a button flush WC. Fully tiled walls. Tiled floor. Recessed down lighting. Chrome vertical radiator.

OUTSIDE

Neat well maintained lawn to front stocked with shrubs. Private pebbled driveway to side for off-street parking. Pebbled walkways.

Large private enclosed garden to rear, screened by perimeter fence. Laid in lawn with pebbled walkways and decking area. Garden shed for storage. Outside water tap.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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