



## 43 Glenwell Crescent, Newtownabbey, BT36 7TF

Offers Over £264,950

- Detached bungalow in highly regarded residential location
- Open plan casual dining area
- Modern shower room
- Gas fired central heating
- Generous site with landscaped garden to rear
- 3 Bedrooms (one leading to conservatory)
- Oak fitted kitchen with casual dining area
- Double glazing in uPVC frames
- Detached garage (20'7 x 11'1)

# 43 Glenwell Crescent, Newtownabbey BT36 7TF

Situated in a highly regarded and sought-after location, this attractive three-bedroom detached bungalow offers spacious and flexible accommodation, ideal for a wide range of buyers. The property features a generous lounge which flows seamlessly through an archway into the dining room, creating a bright and welcoming living space. The oak fitted kitchen adds warmth and character, while the modern shower room is finished to a contemporary standard. Bedroom three benefits from a conservatory extension, providing a versatile additional space that could be used as a sitting area, home office, or garden room. The layout of the bungalow allows for flexible accommodation to suit individual needs. Occupying a generous site, the property boasts a landscaped rear garden, offering an excellent level of privacy. A small stream running along the boundary adds charm and a tranquil setting. Further benefits include a large detached garage, providing ample storage or parking.



Council Tax Band:



## **ENTRANCE HALL**

Cloaks

Up and over door, light and power, built in units, Worcester gas fired boiler

## **LOUNGE**

18'9" x 13'9"

View over Carnmoney Hill, feature bow window, feature fireplace with cast iron inset and slate tiled hearth, piped for gas fire, archway to:

## **DINING ROOM**

9'11" x 8'11"

## **KITCHEN**

12'5" x 9'4"

Range of high and low level units, round edge worksurfaces, glazed display units, single drainer stainless steel sink unit with mixer tap, vegetable sink, built in oven and hob, extractor fan and canopy, integrated fridge freezer, plumbed for washing machine, wall tiling, ceramic tiled flooring, wall panelling, PVC panelled ceiling, downlighters, casual dining area.

## **INNER HALLWAY**

Access to part floored roofspace

## **BEDROOM (1)**

12'7" x 10'5"

Including range of built in robes, overhead storage

## **BEDROOM (2)**

10'5" x 10'1"

Polished floorboards

## **BEDROOM (3)**

9'5" x 8'11"

Laminate wood flooring, through to:

## **CONSERVATORY**

11'1" x 8'9"

Laminate wood flooring, access to garden

## **SHOWER ROOM**

Glazed shower cubicle with feature rainfall shower and separate handheld shower, vanity unit, low flush W/C, polished porcelain tiled walls and flooring, antique style radiator, PVC panelled ceiling, downlighters, extractor fan

## **OUTSIDE**

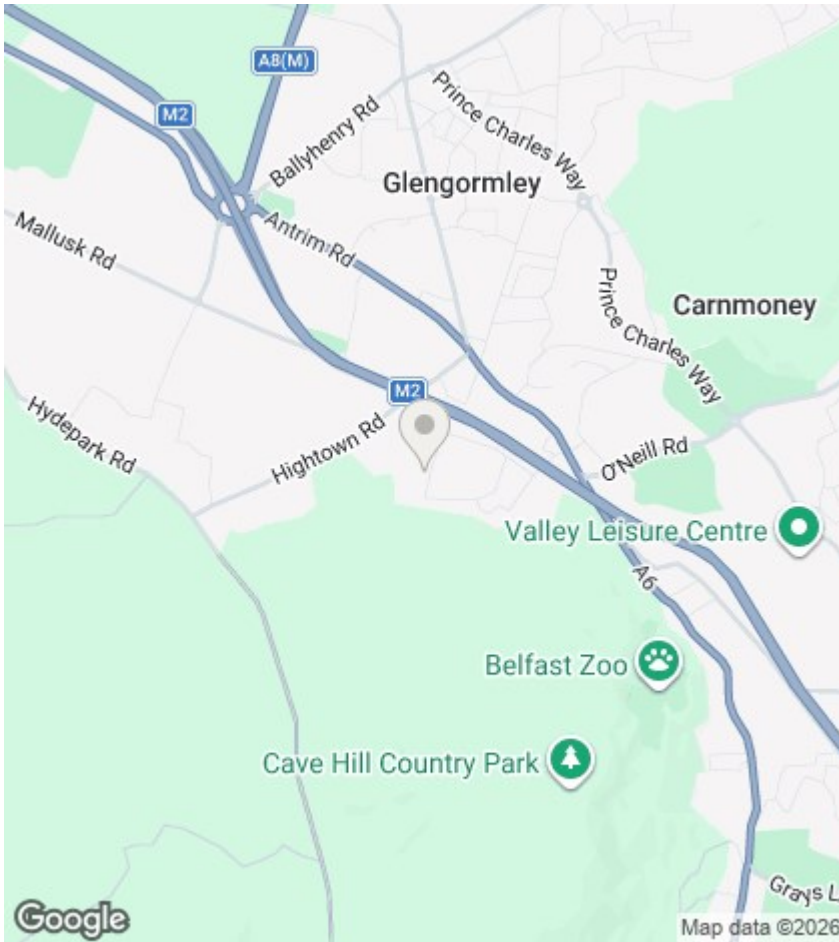
Front: plants and shrubs, tarmac driveway

Side: pergola and paving

Rear: in neat lawn, plants and shrubs, area in stones, several paved patio areas, covered area to rear

## **DETACHED GARAGE**

20'7" x 11'1"



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

