

# 16 Hillside View, Newtownabbey, BT36 6DE



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen with Casual Dining Aspect
- Modern Bathroom Suite
- Furnished Cloakroom
- Private Enclosed Garden to Rear/Private Driveway to Front
- PVC Double Glazing/Gas Fired Central Heating
- Popular Convenient Location
- Excellent Opportunity for First Time Buyers

**PRICE Offers Over £174,950**

*Positioned within a highly popular convenient location, just off Doagh Road, Newtownabbey. This beautifully presented semi-detached home enjoys a well planned living layout, briefly comprising a spacious lounge, contemporary shaker style kitchen with dining aspect, furnished cloakroom, three well proportioned bedrooms and a modern bathroom suite. Externally the property further enjoys a large driveway to front with space for a variety of vehicles, a private enclosed garden to rear and a garage. An early viewing is highly recommended.*

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**Glengormley**  
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Glengormley  
BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Open enclosed front porch. PVC Double glazed front door with leaded glass into well presented entrance hall.

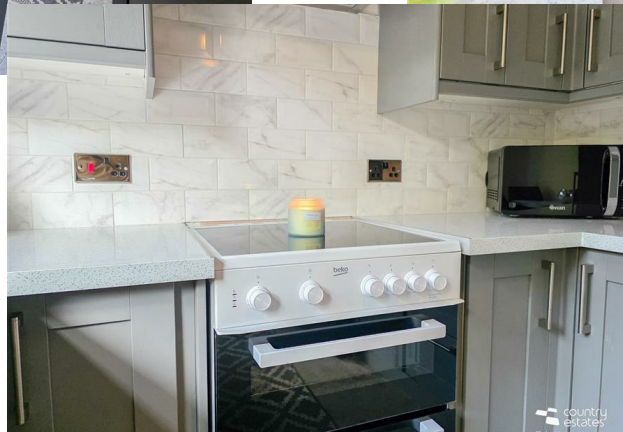
### SPACIOUS LOUNGE 14'5" x 12'5"

Quality laminate flooring. Picture style window to front aspect. Open into:



### CONTEMPORARY FITTED KITCHEN AND DINING ASPECT 17'8" x 11'1"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl composite sink unit with single lever tap. Space for free standing oven with over head extractor fan housed in stainless steel canopy. Plumbed for washing machine. Plumbed for dishwasher. Space for free standing American style Fridge/freezer. Part tiled walls. Tiled floor. PVC Double glazed French doors to rear. Ample space for casual dining.



### REAR HALL

Tiled floor. Through into:

### FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

## FIRST FLOOR

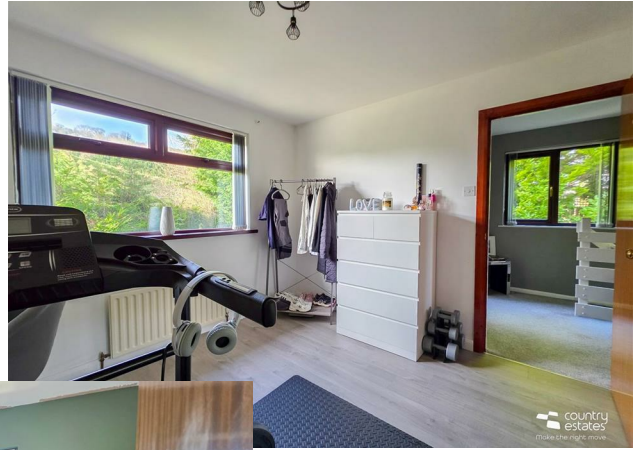
Access to roof space. Shelved boiler cupboard.

### BEDROOM 1 12'9" x 9'10"

Into bay window with impressive views over Cave hill and Belfast Lough. Quality laminate flooring.

### BEDROOM 2 10'2" x 9'10"

Built in 2 bay mirrored slide robes. Quality laminate flooring.



### BEDROOM 3 7'10" x 7'2"

Built in wardrobe. Quality laminate flooring.

## MODERN BATHROOM SUITE

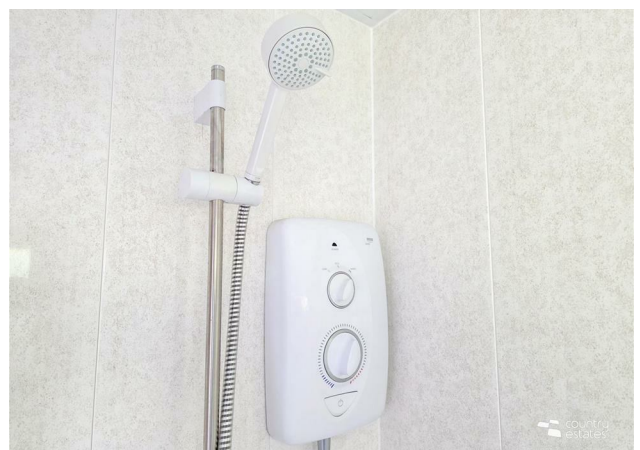
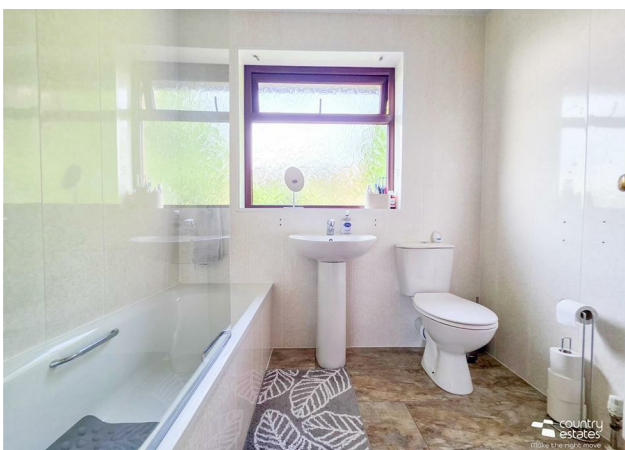
Comprising panel bath with fixed shower screen and electric shower unit over bath, pedestal wash hand basin with monobloc tap and a button flush WC. PVC Panelled walls and ceiling with recessed down lighting. LVT Flooring.

## OUTSIDE

Neat well maintained lawn to front stocked with shrubs. Extensive driveway to front with ample space for a variety of vehicles.

Private enclosed garden to rear, laid in lawn and screened by perimeter hedgerow. Paved patio area and walkways.

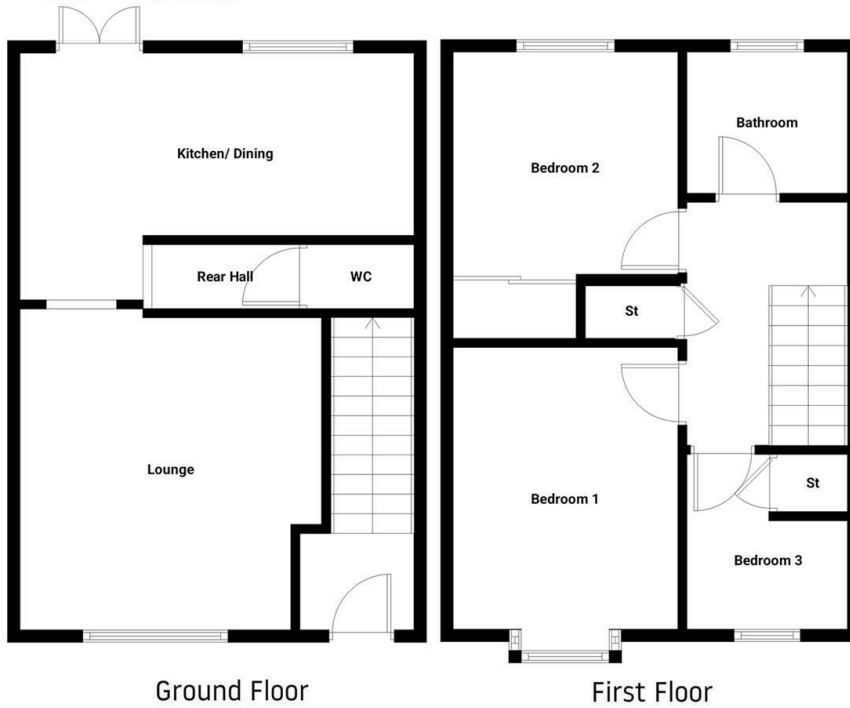
GARAGE (16'8" x 7'6") Equipped with power and light. Roller shutter door.





### Floor Plan

This plan is for illustrative purposes only



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
35-54	E		
15-34	F		
1-14	G		
Not energy efficient - higher running costs			
Northern Ireland		69	75

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