



45 Tobar Glen, Glengormley, Newtownabbey, BT36 6UG

Offers Over £225,000

- Semi detached villa in popular residential development
- Lounge with laminate wood flooring and feature fireplace
- White bathroom suite
- Double glazing in uPVC frames
- Well presented throughout
- 3 Bedrooms (master with ensuite shower room)
- Modern fitted kitchen with casual dining area, French doors to rear
- Gas fired central heating
- Driveway to side

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This well-presented semi-detached property is situated in a popular residential development, offering comfortable and modern family living. The home features three bedrooms, including a spacious master with ensuite, alongside a contemporary white bathroom suite. The ground floor boasts a welcoming lounge with a feature fireplace, creating a cosy focal point, while the modern fitted kitchen flows seamlessly into an open-plan dining area—ideal for entertaining. A convenient downstairs WC adds practicality. Externally, the property benefits from a garden with decking to the rear, perfect for outdoor relaxation. Additional features include gas-fired central heating, ensuring warmth and efficiency throughout. This attractive home is ideal for families or first-time buyers alike.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Laminate wood flooring, built in cupboard , separate storage cupboard, understairs storage

CLOAKS

Low flush WC, vanity unit with mixer taps, tiling, ceramic tiled floor

LOUNGE

16'0" x 12'11"

Laminate wood floor, feature fireplace

KITCHEN

16'8" x 10'9"

Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap and vegetable sink, built in microwave, built in oven, built in dishwasher, built in gas hob, extractor fan, space for American fridge freezer, Valliant gas boiler, polished tiled floor, French doors to rear

FIRST FLOOR

BEDROOM (1)

16'10" x 9'6"

Laminate wood flooring, built in wardrobes, views of Belfast lough

ENSUITE

Low flush WC, vanity unit, shower unit with rain shower attachment, heated towel rail, ceramic tiled floor with upstands, extractor fan, downlighters

BEDROOM (2)

14'1" x 8'2"

Laminate wood floor

BEDROOM (3)

10'9" x 8'3"

Laminate wood floor

BATHROOM

Low flush WC, pedestal wash hand basin, panelled bath with mixer tap, tiling, extractor fan

OUTSIDE

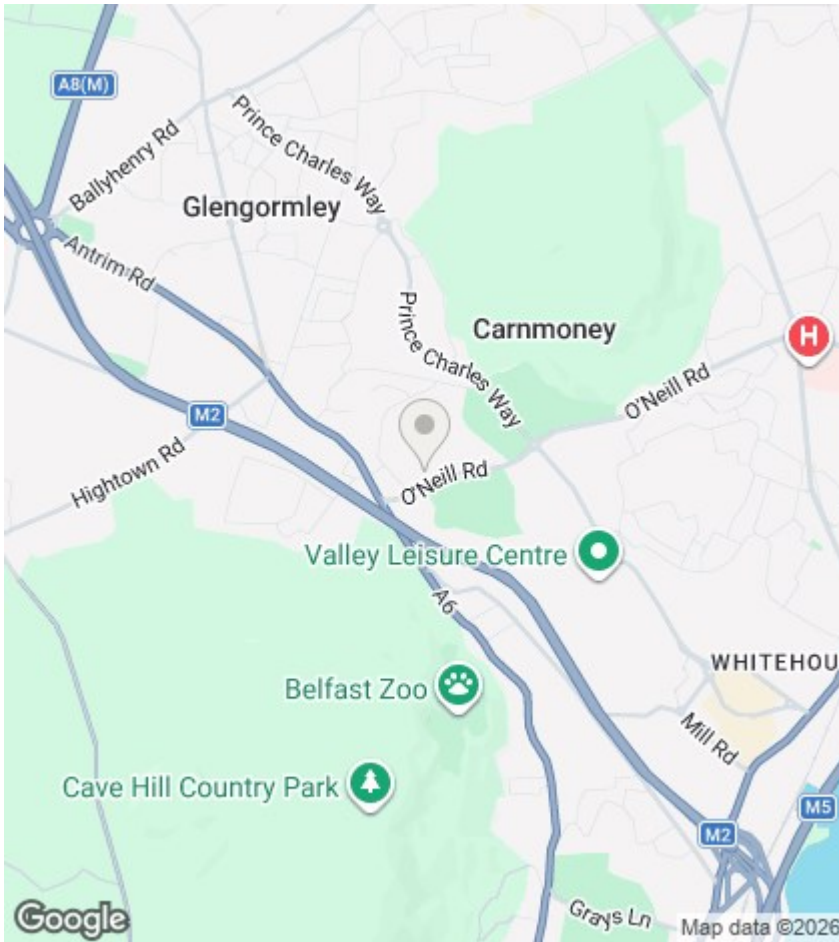
Front in lawn, plants, trees and shrubs

Side in driveway

Rear in decking and lawn

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does

not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

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