



13 Abbeyglen Drive, Newtownabbey, BT37 0TL

Offers Over £164,950

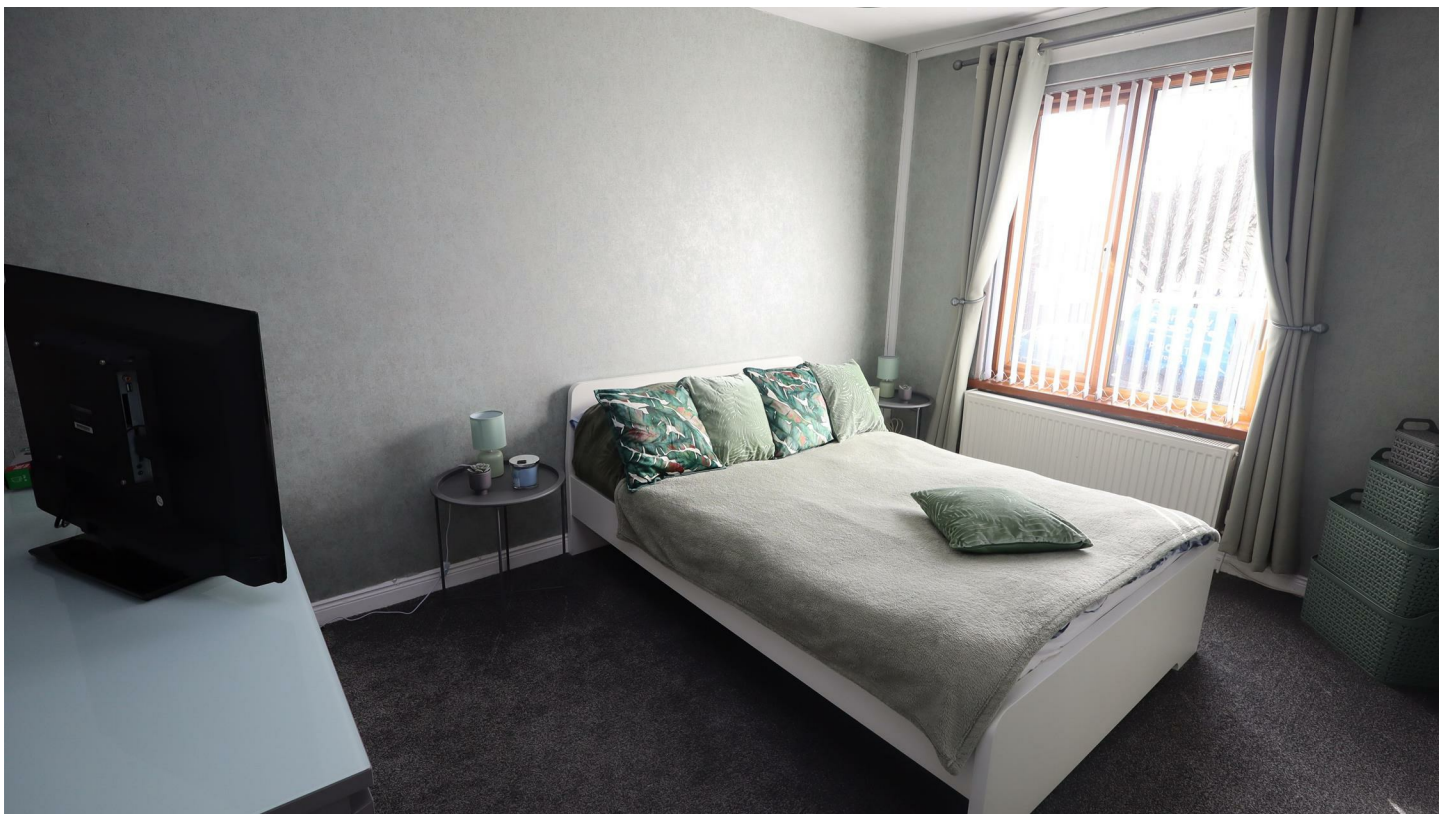
- Immaculately presented mid terrace in highly popular and convenient
- Lounge
- Sunroom
- Gas fired central heating/ Double glazing in uPVC frames
- Ideal first time buy or family home
- 4 Bedrooms
- Open plan kitchen/ Dining room
- Shower room
- Enclose to rear/ Driveway to front
- Early viewing highly recommend

13 Abbeyglen Drive, Newtownabbey BT37 0TL

This immaculately presented mid-terrace home is set in a highly popular and convenient location, making it an ideal choice for first-time buyers or growing families. The property boasts four well-proportioned bedrooms, a comfortable lounge, and a bright open-plan kitchen and dining area perfect for modern living. A delightful sunroom provides additional versatile space, while a stylish shower room adds practicality. Benefiting from gas-fired central heating and double glazing in uPVC frames, the home ensures year-round comfort and efficiency. Externally, there is an enclosed rear area for privacy and a driveway to the front for off-road parking. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring, uPVC front door, wall panelling

PORCH

Laminate wood flooring

LOUNGE

15'8" x 12'4"

Laminate wood flooring

KITCHEN

15'8" x 14'4"

Range of high and low level units, round edge worksurfaces, gas hob, built in oven, wall tiling, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge

SUNROOM

11'11" x 11'9"

French doors to rear, laminate wood flooring

FIRST FLOOR

LANDING

Wall panelling, hot press with Worcester gas boiler

BEDROOM (1)

8'2" x 7'4"

BEDROOM (2)

12'6" x 8'7"

BEDROOM (3)

9'0" x 6'11"

SHOWER ROOM

Walk in shower unit, pedestal wash hand basin, low flush W/C, PVC panelling, electric shower, wall tiling, extractor fan

SECOND FLOOR

BEDROOM (4)

16'5" x 13'1"

Velux window

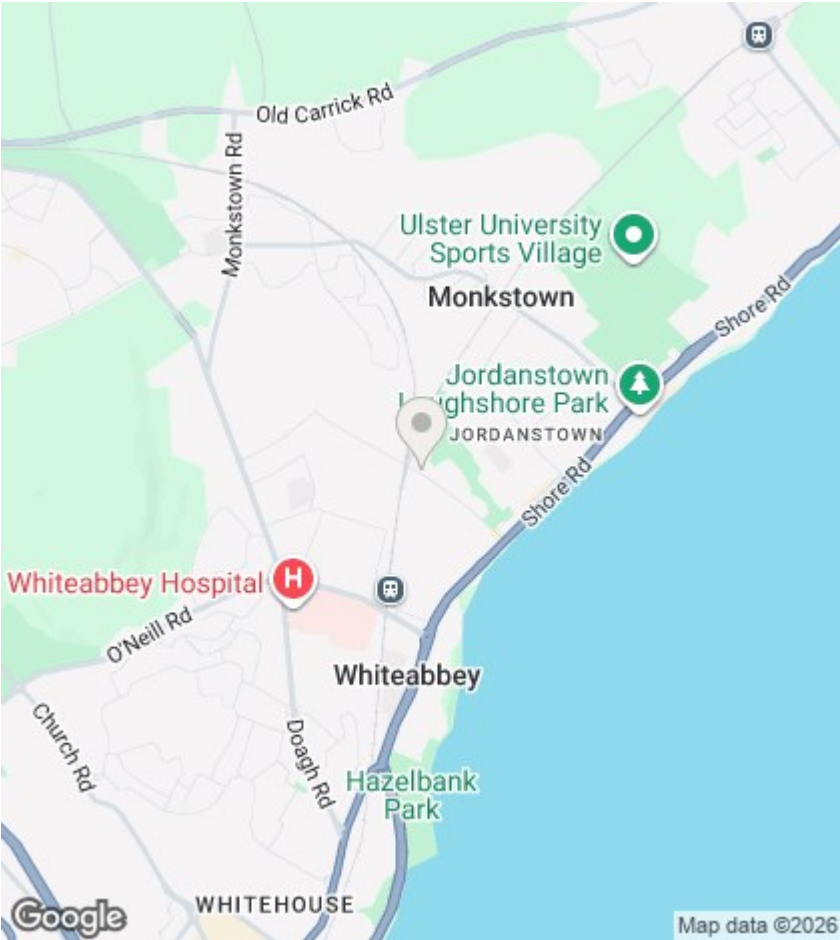
Disclaimer/additional information

Tenure - Leasehold

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note 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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC