

25 The Old Mill, Glenville Road, Newtownabbey, BT37 0FU

Offers Over £229,950

- Spacious semi detached villa in highly popular residential cul de sac
- Spacious lounge with solid wood flooring and multi fuel stove
- Open plan casual dining area through to:
- Modern white bathroom suite with separate shower cubicle
- Ground floor W/C
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with integrated appliances and island unit
- Sunroom with access to garden
- Double glazing in uPVC frames/ Gas fired central heating
- South facing garden to rear

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This spacious semi-detached villa offers generous ground floor accommodation, thoughtfully designed for modern family living. The welcoming lounge features a charming multi-fuel stove, creating a cosy and inviting focal point. At the heart of the home is a stylish shaker-style kitchen complete with integrated appliances and a central island unit. The kitchen flows seamlessly into an open-plan casual dining area, which in turn leads directly into a bright sun room, creating a superb open-plan layout ideal for both everyday living and entertaining. Externally, the property enjoys a private garden with a desirable southerly aspect — perfect for relaxing and making the most of sunny days. Occupying a quiet cul-de-sac position within a highly sought-after location, this impressive home will particularly appeal to young couples and families alike.

 3  2  2  B

Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Composite front door

GROUND FLOOR W/C

Low flush W/C, half pedestal wash hand basin, tiled splash back, ceramic tiled flooring

LOUNGE

15'6" x 12'2"

Solid wood flooring, hole in wall style fireplace, granite hearth, multi fuel stove, floating sleeper mantle

KITCHEN

20'1" x 12'10"

Range of high and low level style units, granite worksurfaces, stainless steel sink unit with vegetable sink and mixer taps, cooker point, integrated dishwasher, gas fired boiler, housing for American fridge freezer, larger storage, island unit with storage recessed, downlighters, casual dining area, plumbed for washing machine, through to:

SUNROOM

10'11" x 8'8"

Ceramic tiled flooring, downlighters, French doors to rear

FIRST FLOOR

LANDING

Access to roofspace, shelved linen cupboard

BEDROOM (1)

13'2" x 11'3"

Laminate wood flooring

ENSUITE SHOWER ROOM

Glazed shower cubicle with controlled rainfall shower and separate handheld shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, extractor fan

BEDROOM (2)

11'2" x 10'5"

Laminate wood flooring

BEDROOM (3)

9'7" x 8'7"

Laminate wood flooring, wall panelling

BATHROOM

Modern white suite comprising panelled bath, glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, wall

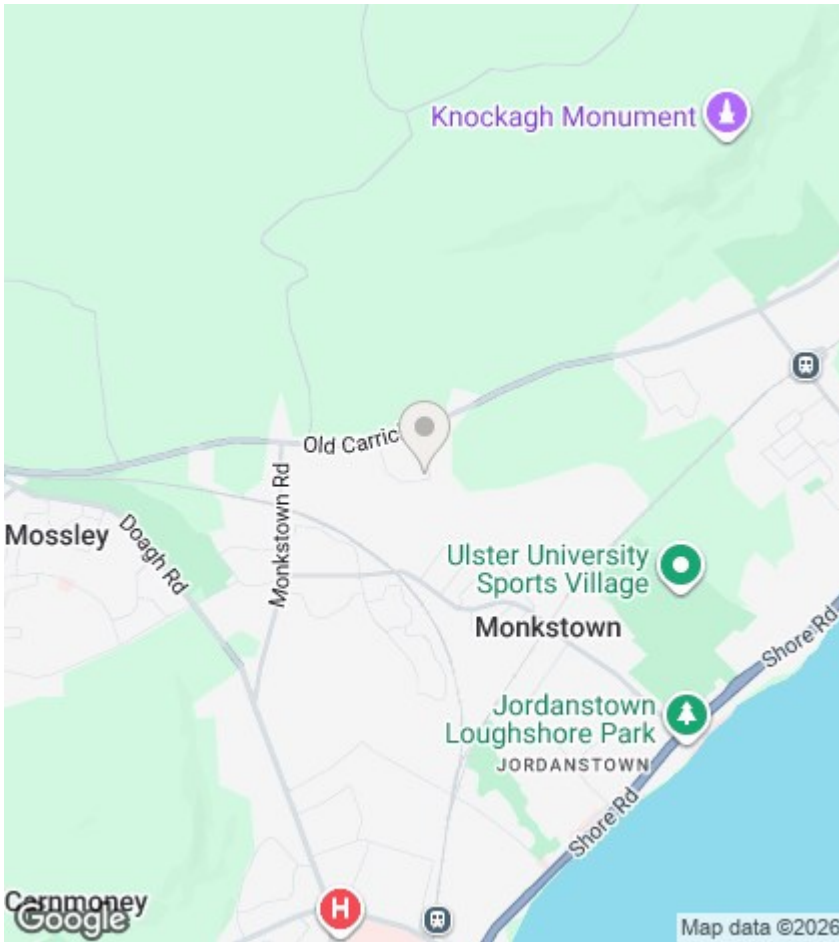
tiling, ceramic tiled flooring, chrome heated towel rail, extractor fan

OUTSIDE

Front: open plan in lawn

Side: tarmac driveway

Rear: southerly aspect. Enclosed garden in paved patio area, in lawn, raised decked patio area, outside light and tap



Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(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	