



3 Glenabbey Drive, Newtownabbey, BT37 0YT

Offers Over £194,950

- Semi detached villa in highly popular residential location
- Lounge with feature fireplace
- Fitted kitchen
- Double glazing
- Garden to rear in lawn, paving and decking
- 3 Bedrooms
- Dining room with patio doors to rear
- Modern white bathroom suite
- Gas fired central heating
- Ideal first time buyer

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Situated in a highly sought-after residential location, this attractive semi-detached villa offers ideal accommodation for first-time buyers. The property boasts three well-proportioned bedrooms, a bright and welcoming lounge with a feature fireplace, and a separate dining room with patio doors opening onto the rear garden. The fitted kitchen provides ample storage and workspace, while the modern white bathroom suite adds a stylish finish. Further benefits include double glazing and gas fired central heating throughout. Outside, the rear garden is designed for both relaxation and entertaining, featuring a combination of lawn, paving, and decking areas. Conveniently located close to local amenities, schools, and transport links, this charming home offers comfort, practicality, and excellent value for growing families and young professional couples.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Chinese style tiled flooring

Lounge

13'1 (into bay) or 10'6 x 15'0

Laminate wood flooring, feature cast iron fireplace, slate tiled hearth, open fire, sliding doors to:

Dining Room

10'11 x 10'9

Laminate wood flooring, double glazed patio doors to rear

Kitchen

10'8 x 9'8

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, stainless steel extractor fan and canopy, Chinese style tiled flooring, understairs storage

First Floor

Landing

Access to part floored roofspace for storage

Bedroom (1)

13'6 x 9'9

Bedroom (2)

14'0 x 7'10

Bedroom (3)

10'0 x 7'10

Plus built in robe

Bathroom

Modern white suite, panelled bath, glazed shower cubicle with Mira electric shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, linen cupboard with gas fired boiler

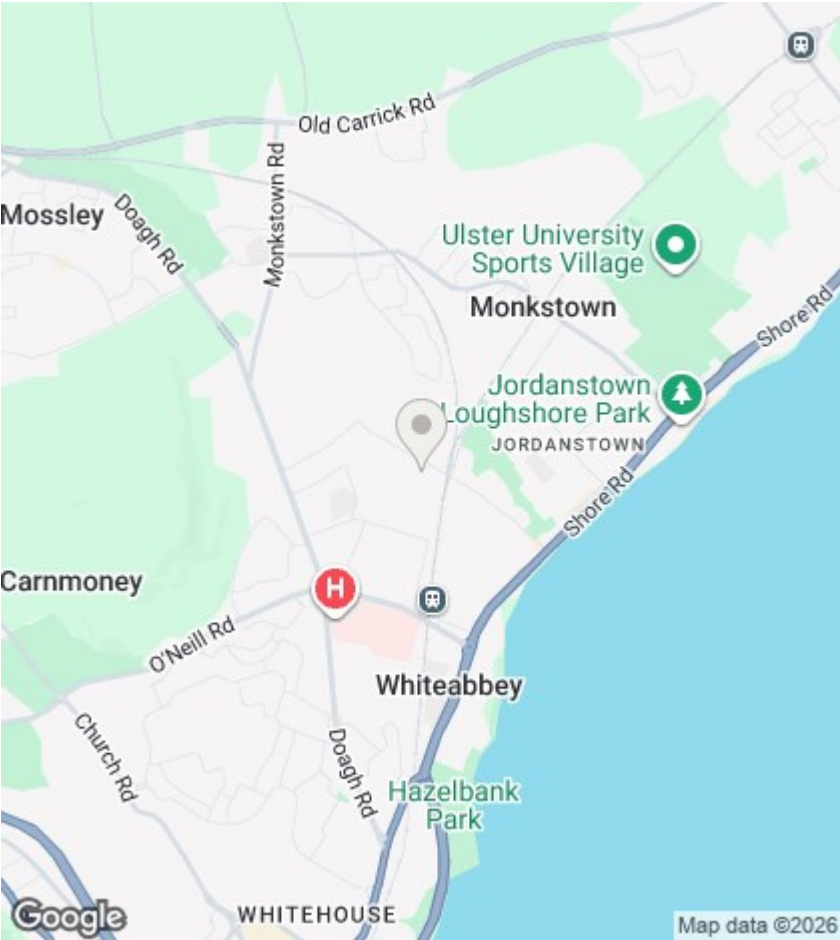
Outside

Front in lawn

Driveway to side

Enclosed garden to rear, in lawn, paved patio area, decked patio area, outside light and tap

Shed with power



Directions

Viewings

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

EPC Rating:

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