

18 Glebe Manor, Newtownabbey, BT36 6HF



PRICE Offers Over £219,950

Positioned on a well maintained private site in a quiet cul de sac within a popular established Development this impressive double fronted family home enjoys a well planned living layout to suit differing family needs. Boasting a recently installed luxurious family Bathroom incorporating freestanding bath plus shower enclosure, a spacious Ensuite Shower Room and luxury bespoke high gloss fitted Kitchen with a range of integrated appliances. An early viewing his highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

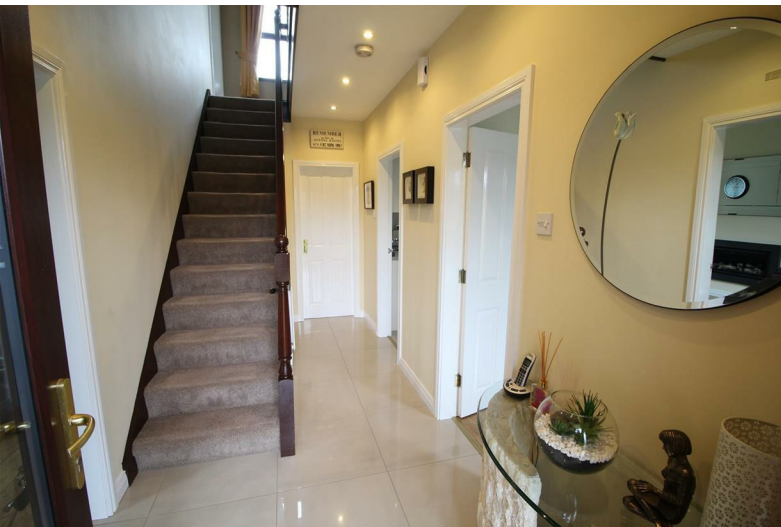
- **Impressive Double Fronted Family Home**
 - **4/3 Bedrooms - 1+1/2+ Receptions**
 - **Luxurious Family Bathroom**
 - **Deluxe Spacious Ensuite Shower Room**
 - **Luxury Bespoke Fitted Kitchen / Modern Fitted Utility Room**
 - **Modern Furnished Cloakroom**
 - **PVC Double Glazed Windows / Oil Fired Central Heating**
 - **Cul De Sac Position**
 - **Highly Regarded Established Development**
 - **Beautifully Presented Throughout**

Ground Floor

Mahogany effect PVC double glazed front door with leaded glass inset into a well presented Entrance Hall with polished porcelain tiled floor. Recess low voltage lighting.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin. Low flush WC. 1/2 tiled walls. Tiled floor.



LOUNGE 22'4 x 11'9

at max. Dual window aspect. Modern wall mounted gas fire. Quality laminate strip flooring.

FAMILY ROOM / DINING ROOM 11'6 x 11'0

Suitable for Bedroom 4 if required. Laminate strip flooring.



LUXURY BESPOKE FITTED KITCHEN WITH BREAKFAST AREA 11'10 x 11'4

Equipped with a comprehensive range of high and low level fitted high gloss units with contrasting worksurfaces. Coordinating single drainer sink unit with monobloc tap. Integrated under oven with 4 ring hob. Overhead 'Neff' extractor fan. Integrated fridge and dishwasher. Polished porcelain tiled floor. Concealed under strip lighting. Low voltage lighting.

UTILITY ROOM 10'0 x 5'9

Fitted with a matching range of modern high gloss fitted units. Stainless steel single drainer sink unit. Plumbed for washing machine. Polished porcelain tiled floor. PVC double glazed door to garden. Service door into Integral Garage 17'6 x 10'6



First Floor

BEDROOM 1 11'8 x 10'2

Built in fitted mirrored sliderobe.

SUPERB ENSUITE 11'10 x 11'2

Comprising low flush WC. Wash hand basin in modern vanity unit. Large shower enclosure. Velux window. Access to under eave storage.



BEDROOM 2 11'6x 9'3
at max.

BEDROOM 3 11'9 x 9'1
Laminate flooring.

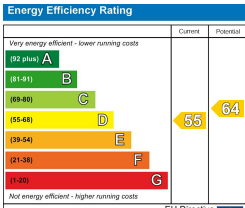
LUXURIOUS 5 PIECE MODERN FAMILY BATHROOM
Comprising freestanding bath with shower attachment. Button flush WC. Wash hand basin in modern vanity unit. Bidet. Large shower enclosure. Complementary wall tiling with feature accent stone wall. Polished porcelain tiled floor. Low voltage lighting.



Outside
Neat well maintained garden to front in lawn stocked with a variety of shrubs. Brick paved driveway with ample parking to INTEGRAL GARAGE. Private enclosed garden to rear in lawn screened by perimeter fence and stocked with a variety of shrubs. Brick paved walkways and patio area perfect for family barbeques. Outside light. Outside tap.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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