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# 16 Glenabbey Avenue, Newtownabbey, BT37 0YP









- Detached Family Home
- 3 Bedrooms: 1+Reception
- Modern Walnut Shaker Kitchen/ Dining Aspect
- Superb Double Glazed Conservatory
- Hardwood Double Glazed Windows
- Oil Fired Central Heating
- Private Cul De Sac Position
- Highly Regarded Residential Location
- Private Enclosed Mature Rear Garden
- Detached Matching Garage

# PRICE Offers Over £159,950

Positioned within an established residential area close to the Shore Road in Whiteabbey. This attractive double fronted detached family home enjoys a well planned living layout incorporating a quality shaker kitchen with granite work surfaces, double glazed conservatory and a separate matching garage. Externally there is an extensive private mature rear garden. Realistically priced an early viewing is highly recommended.

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### ACCOMMODATION

#### GROUND FLOOR

Front door into:-

## ENTRANCE HALL

## LOUNGE 19'1" x 11'10"

Attractive open fireplace with black slate effect tiled inset with matching hearth and carved wooden surround. Beech effect laminate strip flooring. Sliding double glazed patio doors to double glazed conservatory.

## DOUBLE GLAZED CONSERAVTORY 10'3" x 10'0"

Beech effect laminate flooring. Twin French PVC double glazed doors to private garden.

## OPEN PLAN MODERN SHAKER KITCHEN/ DINING AREA 19'2" x 11'0"

Equipped with a comprehensive range of high and low level beech style shaker units with contrasting quality granite work surfaces. Inlaid single drainer stainless steel sink unit. Integrated oven with 4 ring hob. Stainless steel splashback and extractor fan housed in stainless steel canopy. Breakfast bar style return for casual dining. Space for American style fridge/ freezer. Part tiled walls.

## **REAR HALL**

FIRST FLOOR

BEDROOM 1 11'6" x 11'0"

BEDROOM 2 10'8" x 8'3"

BEDROOM 3 11'9" x 8'3"

Built in walk in wardrobe.

## MODERN WHITE BATHROOM SUITE

Comprising corner bath with folding fixed shower screen and electric shower unit, pedestal wash hand basin and low flush w.c. Fully tiled walls. Tiled floor.

#### **OUTSIDE**

Neat garden to front in lawn.

Driveway to side with ample parking for a variety of vehicles.

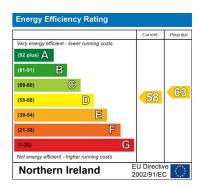
#### DETACHED MATCHING GARAGE

Private enclosed garden to rear in lawn.

Screened by perimeter fence and mature trees.

Paved concrete patio area.

Enclosed secure paved area to side suitable for pets.



## IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

