

## **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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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

## 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 CONSERVATORY 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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