

18 Glenabbey Avenue, Newtownabbey, BT37 0YP



- *Semi-Detached*
- *3 Bedrooms*
- *1+ Reception*
- *Highly Popular Convenient Location*
- *Detached Matching Garage*
- *Private Enclosed Garden to Rear*
- *Open Plan Shaker Kitchen with Dining Aspect*
- *Double Glazed Windows / Oil Fired Central Heating*
- *Attractive Cul De Sac Positioning*
- *Excellent First Time Buy*

PRICE Offers Around £144,950

Positioned within a quiet cul de sac in a popular convenient location this well presented Semi-Detached enjoys a well balanced living layout and will ideally suit the First Time Buyer searching for a home in a modern Development with close road links to Belfast at a realistic price.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

Ground Floor

Front door into Entrance Hall with tiled floor extending into Kitchen/Dining area.

LOUNGE

14'9 x 12'9 (4.50m x 3.89m)

Into bay window. Attractive period style cast iron fireplace with ornate tiled inset and black slate tiled hearth and wooden surround.

OPEN PLAN KITCHEN WITH DINING ASPECT

19'3 x 11'2 (5.87m x 3.40m)

Equipped with a comprehensive range of high and low level shaker style fitted units. Integrated oven with 4 ring hob. Overhead extractor fan housed in concealed canopy. Stainless steel single drainer sink unit with mixer tap. Understairs storage cupboard. Plumbed for dishwasher. Part tiled walls. Sliding double glazed patio door to private garden and decked area.

First Floor**BEDROOM 1**

15'0 x 8'9 (4.57m x 2.67m)

BEDROOM 2

12'0 x 9'2 (3.66m x 2.79m)

BEDROOM 3

11'9 x 10'5 (3.58m x 3.18m)

at max. Velux window. Laminate flooring. Presently used as office/study.

MODERN 4 PIECE FAMILY BATHROOM

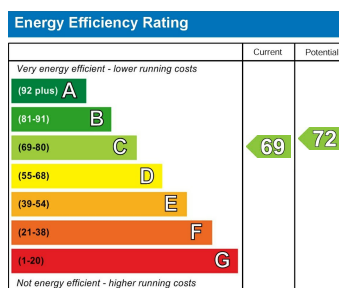
Comprising low flush WC. Panelled bath. Pedestal wash hand basin. Separate step-in shower cubicle. Complimentary wall tiling. Wood effect tiled floor.

Outside

Neat well maintained garden to front in lawn. Driveway with ample parking to **DETACHED MATCHING GARAGE**: Plumbed for washing machine. Power & Light.

Private enclosed garden to rear in lawn screened by perimeter fence with feature decked area and corner brick paviour patio/terrace area.

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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.