

## 67 Glebe Road West, Newtownabbey, BT36 6EJ



- Attractive, Red-Brick Semi-Detached Property
- Popular, Convenient Location
- 3 Bedrooms
- 1 Reception
- 'Country' Style Kitchen With Dining Aspect
- Family Shower Room
- Contemporary Sun Lounge
- Extensive Driveway To Side
- Gas Fired Central Heating
- PVC Double Glazing

**PRICE Offers Over £139,950**

*Positioned on a prime corner site, this attractive three-bedroom home comprises a 'country' style kitchen with dining aspect, a modern sun-lounge and easily-maintained extensive gardens surrounding. Located in the centre of Glengormley, close to a host of local amenities, transport options and schools. This property offers a superb acquisition at an affordable price. Suited to a range of buyers, early viewing is recommended to avoid disappointment.*

**>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

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

## GROUND FLOOR

### ENTRANCE HALL

Hard wooden door with feature glass inset into spacious entrance hall, tiled floor, picture feature window, archway into:

### LOUNGE

13'08 x 12'11 (4.17m x 3.94m)

Bleached wooden effect laminate flooring

### KITCHEN WITH DINING ASPECT

17'02 x 9'10 (5.23m x 3.00m)

Country style kitchen with contrasting work surfaces equipped with a range of high & low level units, feature glass display cabinet with shelving, integrated 4 ring hob & oven with extractor fan over housed in matching canopy, 1.25 stainless steel single drainer sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, part-tiled walls, walk-in storage cupboard, storage cupboard housing electric fuse board, wood effect laminate flooring.

### SUN LOUNGE

12'09 x 9'11 (3.89m x 3.02m )

Tiled Floor, PVC double glazed door to rear.

## FIRST FLOOR

### FAMILY SHOWER ROOM

Comprising low-flush WC, pedestal wash hand basin with mixer taps, corner shower cubicle, fully tiled walls, tiled walls

### BEDROOM 3

9'10 x 7'05 (3.00m x 2.26m )

(At widest points) Wood effect laminate flooring

### BEDROOM 1

13 x 9'08 (3.96m x 2.95m)

Wood effect laminate floor

### BEDROOM 2

10'04 x 9'10 (3.15m x 3.00m)


Wood effect laminate flooring, built-in storage cupboard

## OUTSIDE

Neat enclosed garden to front with paved walk-ways & screened by perimeter fence.

Twin wooden gates to side leading to extensive easily maintained gardens with paved walk-ways, pebble stoned feature areas & large driveway suited to a range of vehicles, screened by perimeter fence.

Private enclosed decked area to rear.

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

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

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