

# 19 Glenvarna Walk, Newtownabbey, BT36 5JE



- Superb End Terrace
- 3 Bedrooms
- 1+ Reception
- Popular, Convenient Location
- Newly Installed Luxury Bathroom Suite
- Fitted Kitchen With Dining Aspect
- Private, Enclosed Garden To Rear
- Oil Fired Central Heating
- PVC Double Glazing

**PRICE Offers Over £109,950**

*Perfectly positioned in close proximity to schools, transport options and local amenities. This well presented end terrace comprises a newly installed luxury family bathroom suite, 3 well proportioned bedrooms and a privately enclosed garden to rear. An ideal acquisition at a realistic for first time buyers and investors alike. Early viewing is highly recommended.*

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

Ballyclare  
51 Main Street  
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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

PVC double glazed door with feature inset into:-

#### ENTRANCE HALL

Laminate flooring.

#### LOUNGE 14'9" x 13'11"

At widest points. Laminate flooring. Feature fireplace with tiled hearth and wooden surround.

#### KITCHEN WITH DINING ASPECT 17'5" x 10'2"

Fitted kitchen equipped with a range of high and low level units. Space for fridge freezer. Space for tumble dryer. Space for dishwasher. Plumbed for washing machine. Laminate flooring. PVC double glazed door to rear. Space for 4 ring hob and oven. Extractor fan housed in matching canopy. Stainless steel single drainer sink unit with swan neck tap.

#### LUXURY FAMILY BATHROOM SUITE

Comprising panelled bath with shower attachment over, semi pedestal wash hand basin with mono bloc tap and button flush w.c. Laminate flooring. Part tiled walls. Panelled ceiling. Recessed spotlights.

#### BEDROOM 1 12'7" x 9'0"

Laminate flooring. Double built-in wardrobe.

#### BEDROOM 2 10'11" x 10'2"

Laminate flooring. Double built-in wardrobe.

#### BEDROOM 3 8'11" x 8'7"

Laminate flooring. Built-in storage cupboard.

### OUTSIDE

Neat well-maintained garden to front, side & rear. Laid in lawn with paved walkways screened mature hedgerow, shrubs & perimeter fence.

Private paved decked area to rear, ideal for family barbeques. Access to rear entry.

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

### IMPORTANT NOTE TO ALL PURCHASERS:

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