



18 Glenwell Mews, Newtownabbey, BT36 7FP

- Detached Villa
- Lounge; Dual Aspect Windows
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Three Bedrooms; Master En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway Area
- Convenient Location; Immaculately Presented

Offers Over £179,950

EPC Rating B





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door. Tiled floor. Fitted radiator cover. Stairwell to first floor.

#### LOUNGE 15'9" x 11'7"

Dual aspect windows. Engineered timber flooring. Glass panelled French doors leading to:

#### KITCHEN WITH INFORMAL DINING AREA

##### widest points

Modern fitted kitchen with range of high and low level storage units with contrasting solid granite work surface. Ceramic sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven, dishwasher and washer dryer. Space for fridge freezer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. Composite double glazed door to rear garden.





## FURNISHED CLOAKROOM

Contemporary two piece suite comprising wash hand basin and WC. Floor to ceiling wall tiling to sink area. Tiled floor.

## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder. Access to store.

### MASTER BEDROOM 11'5" x 8'2"

Dual aspect windows.

### DELUXE EN SUITE SHOWER ROOM

Contemporary three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Mira power shower. Floor to ceiling wall tiling to sink area. Towel radiator. Tiled floor. Under floor heating.

### BEDROOM 2 12'2" x 8'2"

### BEDROOM 3 8'2" x 6'6"

Wood laminate floor covering.

### DELUXE BATHROOM

Contemporary three piece suite comprising panelled bath/shower, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit, with drench shower head and curved glass shower screen over bath. Floor to ceiling wall tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor. Under floor heating.

### EXTERNAL

Private driveway area finished in tarmac.

Brick pavior entrance path.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in decorative stone and brick pavior patio area.

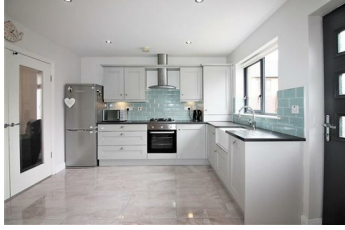
Fire pit.

External lighting.

Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three bedroom, detached villa with private driveway area and fully enclosed rear garden, located within the popular and conveniently situated Glenwell Mews development, off Antrim Road, Newtownabbey. The property comprises entrance hall, lounge with dual aspect windows and glass panelled French doors leading to modern fitted kitchen with informal dining area, furnished cloakroom, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary three piece suite. Externally the property enjoys private driveway area finished in tarmac, brick pavior entrance path, and fully enclosed rear garden finished in decorative stone and brick pavior patio area. Other attributes include gas fired central heating, PVC double glazing, and convenient location. Early viewing highly recommended to avoid disappointment.**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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