



5 Glenvarna Walk, Newtownabbey, BT36 5JE

- Mid Terrace
- Lounge; Focal Point Fireplace
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location

- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Fired Central Heating
- Low Maintenance Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £94,950

EPC Rating C

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE widest points

Focal point fireplace. Picture window to front elevation. Glass panelled door leading to:

#### KITCHEN WITH INFORMAL DINING AREA

**11'10" x 10'2"**

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Tiled floor.

## REAR HALL

Tiled floor. Access to store. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 12'0" x 8'11"

Built in wardrobe.

### BEDROOM 2 10'10" x 10'3"

Built in wardrobe.

### BEDROOM 3 widest points

Built in store. Wood laminate floor covering.

### DELUXE SHOWER ROOM

Contemporary white three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Fully panelled walls. Tile effect wood laminate floor covering.

### EXTERNAL

Low maintenance front garden finished in pink stone, timber decking and range of shrubbery.

Low maintenance rear garden finished in paving and decorative stone.

### 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, mid terrace property with low maintenance gardens front and rear, situated within the popular and conveniently located Glenvarna area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen with informal dining area, rear hall, three well proportioned first floor bedrooms, and deluxe shower room with contemporary, white three piece suite. Externally the property enjoys low maintenance front garden finished in pink stone, timber decking and range of shrubbery, and low maintenance rear garden finished in paving and decorative stone. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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

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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