



26 Glanroy Crescent, Newtownabbey, BT37 9JZ

- Mid Terrace
- Two Separate Reception Rooms
- Deluxe Bathroom With Three Piece Suite
- Private Double Driveway To Front
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Low Maintenance Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

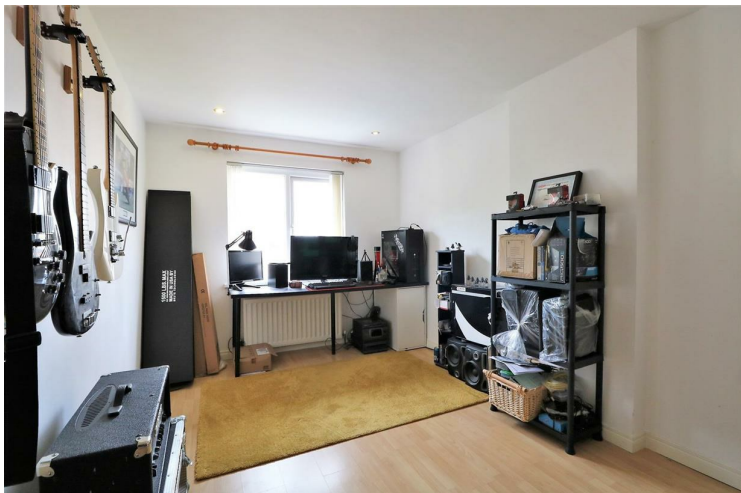
Dual tone, PVC double glazed front door with double glazed side panel. Tiled floor. Return stairwell to first floor. Access to under stairs store. Glass panelled door leading to:

LOUNGE 14'2" x 12'0"

Focal point, glass fronted fireplace with tiled hearth. Wood laminate floor covering. Glass panelled door leading to kitchen.

DINING ROOM 11'6" x 10'7"

Wood laminate floor covering. Picture window to front elevation enjoying views towards Cave Hill.



KITCHEN 10'5" x 8'2"

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. Integrated ceramic hob with retractable extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing and dishwasher. Splash back tiling to walls. Tiled floor. PVC double glazed back door.

FIRST FLOOR

LANDING

Access to built in store and roof space.

BEDROOM 1 14'2" x 8'11"

Wood laminate floor covering. Access to hot press.

BEDROOM 2 13'1" x 10'9" (wps)

Wood laminate floor covering. Access to built in store.

BEDROOM 3 13'1" x 9'8" (wps)

Wood laminate floor covering. Picture window to front elevation enjoying views towards Cave Hill.

DELUXE BATHROOM

White three piece suite comprising panelled corner Jacuzzi style bath, vanity unit and W.C. Electric shower and folding shower screen over bath. Fully tiled walls. Chrome towel radiator.

EXTERNAL

Private double driveway to front finished in tarmac.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden finished in timber decking and paved patio area.

Store with power and light.

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 / two reception, mid terrace property with private double driveway to front and fully enclosed rear garden, conveniently located within the popular Rathcoole area of Newtownabbey. The property comprises entrance hall, lounge, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with white three piece suite. Externally the property enjoys private double driveway finished in tarmac and low maintenance, fully enclosed rear garden finished in timber decking and paved patio area. Other attributes include oil fired central heating, PVC double glazing (installed in 2020) and convenient location. 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	72	72
(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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