



14 Glen Manor Avenue, Newtownabbey, BT36 7FZ

- Recently Constructed Semi Detached Villa
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Private Rear Garden
- Three Bedrooms; Principal With En Suite
- Luxury Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £239,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Dual tone, double glazed, composite front door. Parquet style tiled floor. Stairwell leading to first floor. Access to under stairs store. Alarm panel.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising corner pedestal wash hand basin and WC. Splash back tiling to wash hand basin. Parquet style tiled floor.

#### LOUNGE 16'9" x 11'0" (wps)

Picture window to front elevation. Recessed spotlights. CAT6 ethernet point.





## KITCHEN THROUGH DINING ROOM 18'2" x 12'5"

Luxury fitted kitchen with range of high and low level storage units and contrasting quartz work surface. Inlaid 1.5 bowl composite sink unit with mixer tap. Integrated touch screen induction hob with extractor canopy over. Integrated double oven, eye level microwave oven, fridge freezer and dishwasher. Matching upstands to work surface. Gas fired central heating boiler (housed within matching unit). Strip lighting inset under high level units. Recessed spotlights to kitchen area. Parquet style tiled floor, continuing through dining area and sun lounge. Open to:

## SUN LOUNGE 10'3" x 9'11"

Dual tone, double glazed, sliding patio door with matching side screen leading to rear garden. Recessed spotlights. CAT6 ethernet point.

## FIRST FLOOR

### LANDING

Access to roof space with light. Access to shelved hot press (pressurised system). Access to built in store.

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

Picture window to rear elevation.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Floor to ceiling tiled splash back to wash hand basin. Illuminated mirror over wash hand basin. Shaver socket. Tiled floor. Chrome towel radiator.

## BEDROOM 2 14'4" x 9'8"

Picture window to front elevation.

## BEDROOM 3 9'3" x 8'0"

Access to built in wardrobe/store.

## DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit, mixer tap and glass shower screen over bath. Tiled splash back to bath area and floor to ceiling tiled splash back to wash hand basin. Illuminated mirror over wash hand basin. Shaver socket. Tiled floor. Chrome towel radiator.

## EXTERNAL

Front garden finished in lawn, brick pavior pathway and shrub bed. Private driveway area finished in tarmac. PVC fascia, soffits and rainwater goods. External lighting. Fully enclosed, private rear garden finished in lawn, brick pavior patio area, decorative stone and shrub beds. Outside tap.

## MATCHING DETACHED GARAGE 21'4" x 11'1"

PVC coated roller shutter door. Separate PVC, double glazed, dual tone service door to rear garden. Light and power. Utility area to rear with melamine work surface area, plumbing for automatic washing machine, space for tumble dryer and space for under counter appliance.

## IMPORTANT NOTE TO ALL POTENTIAL

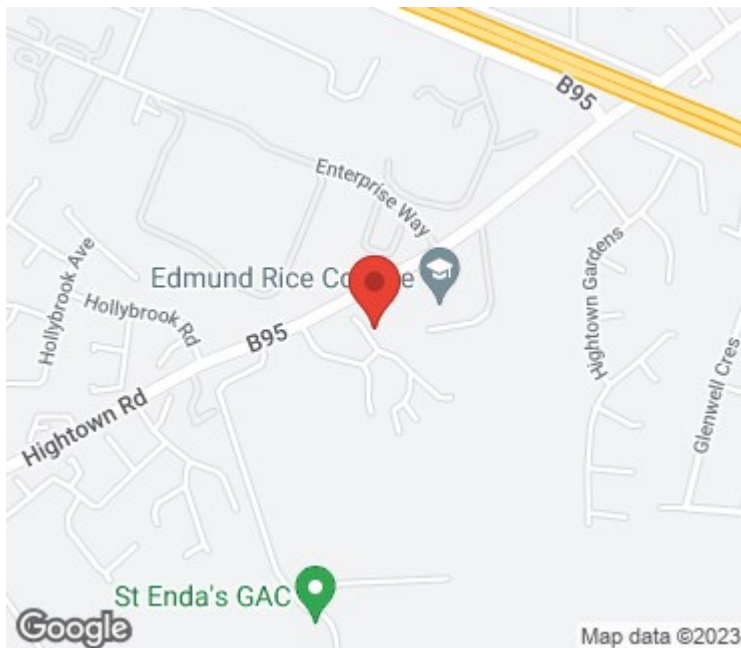




## PURCHASERS

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, recently constructed, three bedroom / two reception, semi detached villa extending to c.1,200 sq ft with private driveway, matching detached garage and fully enclosed rear garden, occupying a prime cul de sac position within the well sought after Glen Manor development, situated off Hightown Road, Newtownabbey. Finished to an exceptional standard throughout, the property comprises entrance hall, furnished cloakroom, spacious lounge, kitchen through dining room with luxury fitted kitchen open to sun lounge, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys private driveway area finished in tarmac, matching detached garage with utility area to rear, front garden finished in lawn, brick pavior pathway and shrub bed, and fully enclosed, private rear garden finished in lawn, brick pavior patio area, decorative stone and shrub beds. Other attributes include gas fired central heating, PVC double glazing, CAT6 ethernet points and full fibre to the premises providing ultra-fast broadband speeds. 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>83</b>	<b>83</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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