



91 Glenville Park, Newtownabbey, BT37 0TE

- Mid Town House
- Lounge
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Private Driveway
- Three Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Low Maintenance Gardens
- Convenient Location

Offers Over £109,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side panels. Timber flooring. Stairwell to first floor.

LOUNGE 15'0" x 10'5"

Focal point fireplace. Timber floor. Picture window to front elevation.



KITCHEN THROUGH DINING ROOM 16'7" x 9'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Cooker point with stainless steel extractor hood over. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Twin glass fronted display cabinets. Splash back tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

REAR HALL

Glass panelled door leading to:

REAR PORCH

Gas fired central heating boiler. PVC double glazed door with matching side screen leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 11'9" x 9'10" (wps)

Wall to wall fitted wardrobes with mirror panelled sliding doors. Wood laminate floor covering. View over landscaped green.

BEDROOM 2 12'1" x 10'1" (wps)

Built in wardrobe.

BEDROOM 3 9'9" x 6'9"

View overlooking landscaped green. Wood laminate floor covering. Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Fully panelled walls.

EXTERNAL

Paved front garden with range of shrubs.

Fully enclosed, low maintenance rear yard/garden finished in concrete and tarmac.

Outside tap.

Double gates to rear allowing vehicular access.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

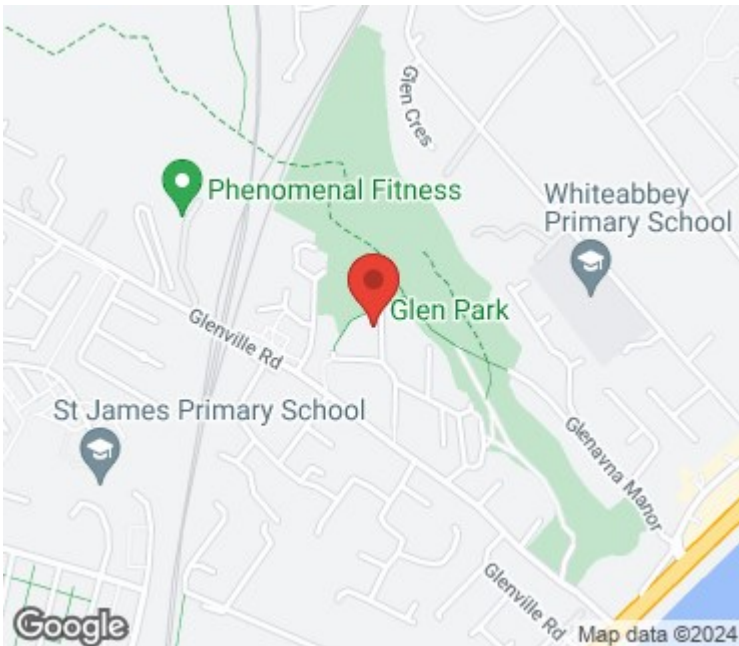




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented three bedroom mid town house property located within Glenville Park, Glenville Road, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, three well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys low maintenance gardens and private driveway to rear. Other attributes include gas heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	70
(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 and 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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