



1 Hillview Park

Glengormley, NEWTOWNABBEY, BT36 5HW

Semi-Detached Family Villa.
3 Bedrooms. 2 Reception Rooms.
Oil-Fired Central Heating.
Off-Street Parking.

A Barton Company is pleased to present FOR SALE, this semi-detached, three-bedroom villa, situated in a good residential location, just off the Ballyclare Road and convenient to every amenity.

Newly redecorated, but with some period features, this would be the ideal first family home or a canny investment for the future. Register your interest for a viewing today!

For Sale

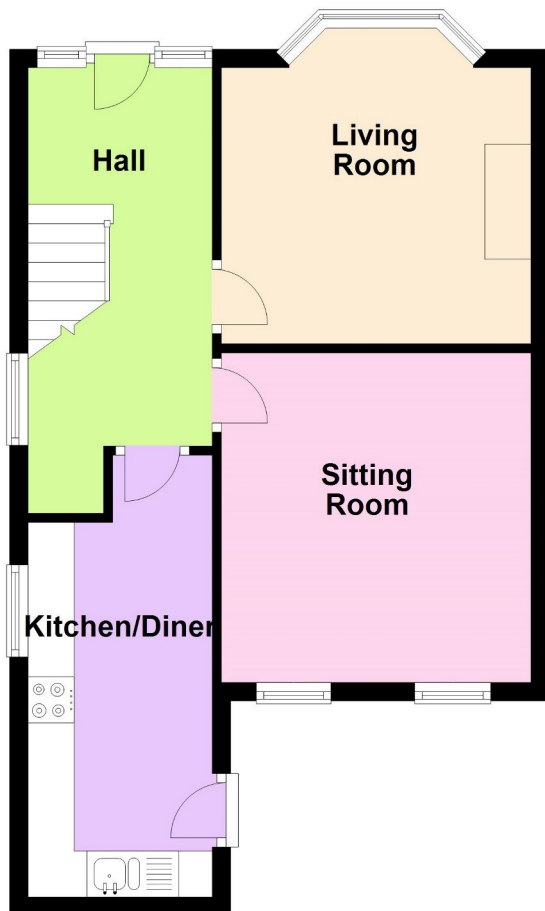
Offers Around £124,950

Viewing by appointment only through agents.

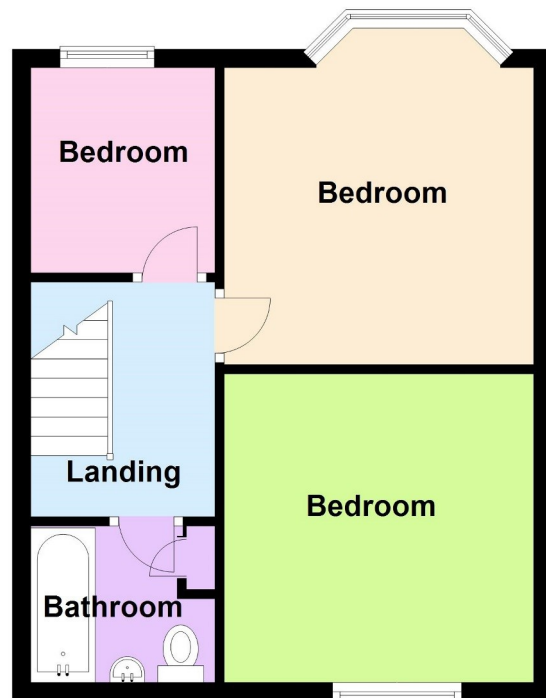
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Ground Floor



First Floor



- Three-Bedroom, Semi-Detached Villa.
- Two-Reception Rooms.
- Oil-Fired Central Heating.
- Period internal panelled wooden doors throughout.
- 'Oak' uPVC framed, double glazed windows throughout.
- 'Oak' uPVC framed external doors.
- uPVC fascias, soffits and guttering.
- Fully enclosed gardens.
- Off-Street Parking.

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Accommodation Comprises:

Ground Floor

Entrance Hall

Living Room

3.74 x 3.37m (12'3" x 11'1")

Three-sided Bay window. Period feature open fireplace, surround, mantel and hearth. Carpeted. Two Double Radiators. Centre pendant light.



Dining Room

3.54 x 3.04m (11'7" x 10'0")

Period open fireplace, surround, mantel and hearth. Wooden flooring. Double radiator. Centre pendant light.



Kitchen

4.79 x 1.92m (15'9" x 6'4")

A suite of beech and grey 'shaker' kitchen units comprising floor, eye and feature cupboards and contrasting Formica work surfaces. Stainless steel sink and drainer with matching swan-neck mixer taps.



First Floor

Landing

Carpeted. Centre pendant light.

Master Bedroom

4.03 x 3.12m (13'3" x 10'3")

Three-sided Bay window. Carpeted. Double radiator. Centre pendant light.

Bedroom II

3.38 x 3.14m (11'1" x 10'4")

Period open fireplace and hearth. Carpeted. Double radiator. Built-in wardrobes. Centre pendant light.

Bedroom III

2.22 x 1.94m (7'3" x 6'4")

Carpeted. Double radiator. Centre pendant light.



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Bathroom

White, three-piece bathroom suite comprising: Metal bath, with electric 'Mira Sport' shower and glazed screen, Pedestal Wash Hand Basin and Low-Flush W.C. Fully ceramic tiled walls. Vinyl flooring. Centre pendant light. Hot press. Double radiator.

Exterior

Enclosed neat **Front Garden**, Laid principally in flag stones with boundary hedges and several small trees. Side pedestrian metal gate.

Enclosed **rear and side gardens** laid in tarmac and paving, with **driveway** behind double metal entrance gates.

Energy Performance Certificate Available on Request.

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.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	53 E	
21-38	F		
1-20	G		