

## 9 Glenwell Park, Newtownabbey, BT36 7TA



- **Detached Chalet Villa**
- **4 bedrooms**
- **3 Receptions**
- **First Floor Lounge With Views of Cavehill extending to Belfast Lough**
- **Highly Regarded Established Location**
- **Large Private Mature Site**
- **Excellent Investment Opportunity**
- **Priced To Allow For Modernisation**
- **Integral Garage with Private Driveway**
- **Ground floor Family Bathroom**

**PRICE Offers Over £249,950**

*Positioned on a mature private site within the highly regarded Collinbridge area just off the Antrim Road in Newtownabbey. This spacious detached chalet benefits from a flexible living layout incorporating a spacious first floor lounge with views extending towards Cavehill & Belfast Lough and can be utilised as either 4 or 5 Bedrooms & 2 or 3 Receptions. Priced to allow for modernisation this home will appeal to the buyer searching for a property in an enviable location with potential to create their forever home.*

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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Open covered entrance porch. Front door into:

#### ENTRANCE HALL

Feature open tread staircase to first floor

#### FAMILY ROOM 13'6" x 12'4"

Feature exposed accent walls in brick. Dual window aspect. Timber clad ceiling

#### DINING ROOM 12'8" x 9'8"

Full height picture window. Exposed brick accent wall and hard wood flooring.

#### BEDROOM 1 13'8" x 10'6"

Built in twin double wardrobes with matching dresser and sink.

#### BEDROOM 2 11'0" x 8'3"

Built in single wardrobe.

#### BEDROOM 3 10'3" x 8'6"

Built in twin double wardrobes.

#### FAMILY BATHROOM

Comprising sunken bath, low flush w.c. Shower enclosure with tiled walls. Bidet. Part feature tiled & timber clad walls

#### KITCHEN 17'6" x 13'3"

Original 1970's Kitchen fitted with a range of low level units with contrasting work surfaces. Double drainer stainless steel sink unit. Integrated eye level oven with separate four ring hob. Service door into garage

#### INTEGRAL GARAGE 30'2" x 13'8"

At max. Vehicle inspection pit. Oil fired boiler. Plumbed for washing machine. Power and light.

### FIRST FLOOR

#### BEDROOM 4 12'7" x 11'9"

#### LOUNGE 23'7" x 13'6"

Full height windows with views extending towards Belfast lough and Cavehill. Feature Panelled ceiling, Part brick exposed accent walls.

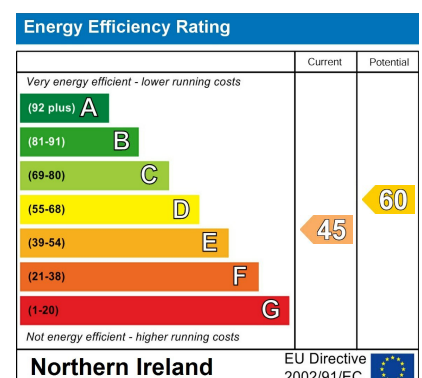
#### SEPARATE WC

With low flush wc & wash hand basin. Access through to under eve storage.

### OUTSIDE

Neat garden to front in lawn. Driveway to side leading to integral garage.

Large private garden to rear in lawn screened by perimeter fence. Part paved patio area.



**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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