



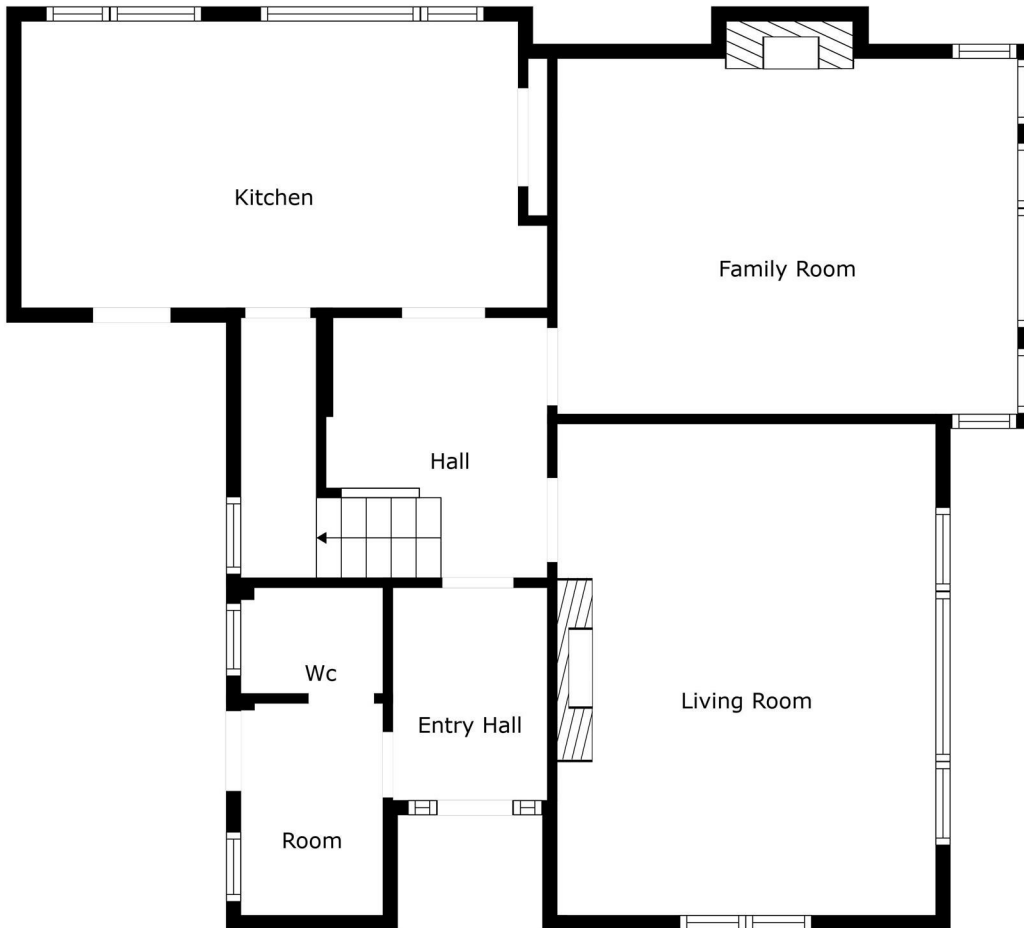
11 Glencoe Park, Newtownabbey, BT36 7PT

- Spacious, Detached Family Home
- Kitchen
- Part PVC Double Glazed
- Private Driveway; Attached Garage
- Elevated Views Over Belfast Lough
- Five Bedroom/Two Reception
- Two Bathrooms; Furnished Cloakroom
- Oil Heating
- Gardens Front and Rear
- Open To Cash Buyers Only Due To Level Of Refurb Required

Offers Over **£239,950**

EPC Rating F





Approximate. Actual May Vary.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door with matching side screens and fan light over. Stairwell to first floor.

CLOAKROOM

With wash hand basin. Access to separate WC. Glass panelled door to rear garden.

LOUNGE 17'3" x 12'11"

Dual aspect windows. Picture window to front elevation, enjoying views towards Belfast Lough. Open fire in tiled fireplace with matching hearth. Timber floor.

FAMILY ROOM 15'9" x 12'5"

Bay window to front elevation, enjoying views towards Belfast Lough. Open fire in tiled fireplace with matching hearth. Timber flooring.



KITCHEN 17'9" x 10'0"

Fitted kitchen with range of high and low level fitted storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed for automatic washing machine. Fitted storage and access to under stairs store. Glass panelled door to rear garden.

FIRST FLOOR

LANDING

Stairwell to second floor.

BEDROOM 1 15'3" x 12'11"

Picture window to front elevation. Elevated views towards Belfast Lough. Built in wardrobe.

BEDROOM 2 15'10" x 12'6"

Bay window to front elevation, enjoying views towards Belfast Lough. Built in wardrobe. Separate built in, shelved store.

BEDROOM 3 11'5" x 10'8"

View towards Belfast Harbour. Wash hand basin.

BATHROOM

Three piece suite comprising bath, vanity unit and WC. Dual aspect windows. Half tiling to walls. Access to hot press.

SECOND FLOOR

LANDING

Access to store with water tank.

BEDROOM 4 30'4" x 12'9"

Dual aspect windows. Access to balcony. Elevated views towards Belfast Lough and Belfast city.

BEDROOM 5 11'4" x 10'8"

Elevated views towards Belfast Harbour.

SECOND BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC.

EXTERNAL

Generous sized, private driveway area finished in concrete. Front garden, finished in lawn and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

Fully enclosed rear garden, finished in lawn, tree bark, paved patio area and range of plants, trees and shrubbery.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.





ATTACHED GARAGE 14'11" x 8'3"

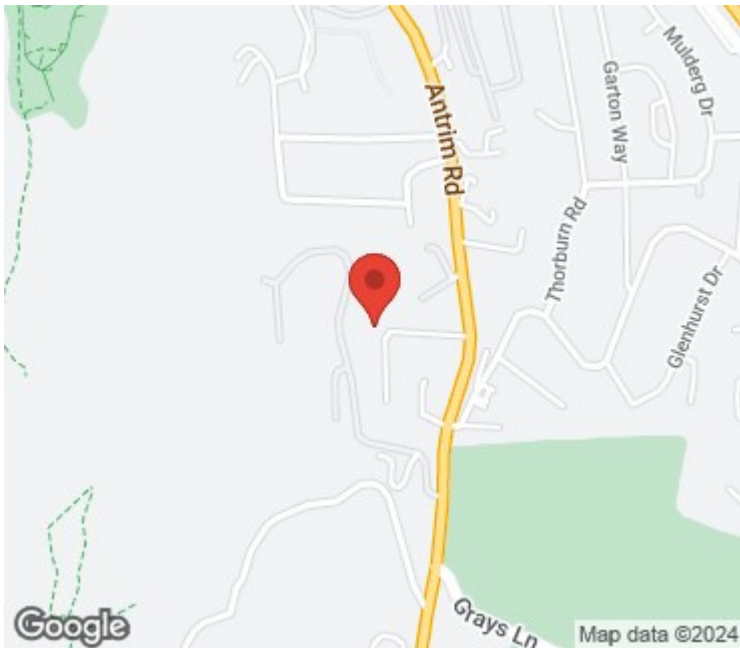
Power operated roller shutter doors front and rear. Power and light.

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.



Spacious, five bedroom/two reception detached home, occupying an elevated site with panoramic views towards Belfast Lough and Belfast harbour, conveniently located in the Bellevue area, Antrim Road, Newtownabbey. Accommodation comprises entrance hall, furnished cloakroom, lounge, family room, kitchen, five well-proportioned bedrooms, and two bathrooms. Externally, the property enjoys generous sized private driveway, attached garage, and gardens front and rear, finished in lawn, patio areas and range of plants, trees and shrubbery. Other attributes include oil heating and part PVC double glazed. The property requires a substantial amount of modernising and maintenance, as generously reflected within marketing figure. Given the nature of the sale, the property is suitable to cash buyers only. 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		
(55-68) D		
(39-54) E		50
(21-38) F	25	
(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 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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