



6 Glenwell Drive, Newtownabbey, BT36 7TE

- Immaculately Presented, Detached Bungalow
- Lounge; Focal Point Fireplace
- Deluxe, Fully Tiled Shower Room
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden
- Four Bedrooms; Part En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Well Sought After Area

Offers Over £249,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Access to shelved hot press and roof space.

#### LOUNGE 18'2" x 12'11" (wps)

Cast iron, focal point fireplace with tiled inset, tiled hearth and timber surround. Dual aspect windows. Elevated views.



## **KITCHEN WITH INFORMAL DINING AREA 11'3" x 9'9"**

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven, under counter fridge and under counter freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **PRINCIPAL BEDROOM 14'0" x 10'5" (wps)**

Fitted wardrobes in sliding doors.

## **FULLY TILED, PART EN SUITE**

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC.

## **BEDROOM 2 11'4" x 10'4"**

Wood laminate floor covering.

## **BEDROOM 3 11'4" x 10'10" (wps)**

Wood laminate floor covering.

## **BEDROOM 4 11'7" x 10'5"**

Wood laminate floor covering.

## **DELUXE, FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator.

## **EXTERNAL**

Front garden, finished in lawn and paving.

Double gates leading to generous sized, private driveway area, finished in tarmac and concrete.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and paved patio area.

Enclosed, paved, service area to side.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

## **LARGE, MATCHING DETACHED GARAGE 21'4" x 10'2"**

Timber double doors. Separate, timber service door. 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.



*Immaculately presented, four bedroom, detached bungalow, with large, matching detached garage, occupying a prime site within Glenwell Drive, in the Collinbridge area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, four well-proportioned bedrooms, to include part en suite principal bedroom, and deluxe, fully tiled, family shower room, with contemporary, white, three piece suite. Externally, the property enjoys generous sized private driveway, finished in tarmac and concrete, large, matching detached garage, and gardens front and rear, finished in lawn and paved patio area. Other attributes include oil heating, PVC double glazing, convenient location, and elevated views. Early viewing highly recommended to avoid to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>59</b>
(39-54) <b>E</b>	<b>44</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 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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