



24 Glenwell Mews, Newtownabbey, BT36 7FP

- Immaculately Presented Semi Detached
- Lounge; Separate Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Rear Garden
- Three Bedrooms; Principal En Suite
- Modern Fitted Kitchen
- Deluxe Bathroom
- Generous Sized Private Driveway
- Convenient Location

Offers Over £184,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 15'2" x 11'8" (wps)

Picture window to front elevation. Wood laminate floor covering.

DINING ROOM 9'7" x 9'7"

Tiled floor. Open through to:

KITCHEN 8'11" x 8'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor.



UTILITY ROOM 8'7" x 5'1"

Fitted storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall. Tiled floor. Composite, double glazed door to rear garden.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 12'0" x 8'2"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'6" x 8'2"

Wood laminate floor covering.

BEDROOM 3 8'1" x 6'6"

Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Curved glass shower screen over bath. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway area, finished in tarmac.

Front garden finished in lawn.

Brick pavior entrance area.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden, finished in brick pavior.

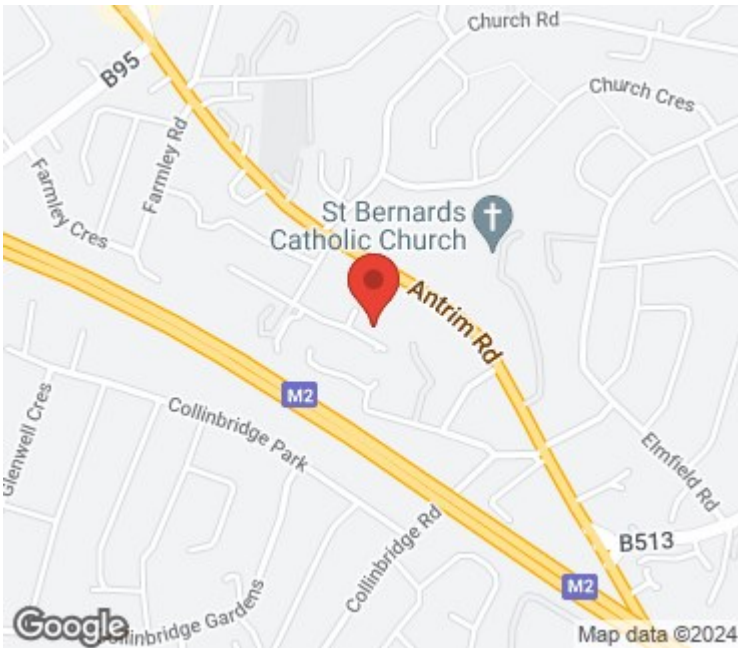
External power points.

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, three bedroom, semi detached home, situated within the popular and conveniently located Glenwell Mews development, Glengormley, Newtownabbey. The property comprises entrance hall, lounge, dining room, kitchen, utility room, furnished cloakroom, three bedrooms, including principal en suite, and separate, deluxe, family bathroom. Externally, the property enjoys generous sized private driveway, front garden finished in lawn, and low maintenance, fully enclosed rear garden, finished in brick pavior. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



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