



## Loughview Terrace 162 Glenville Road, Newtownabbey, BT37 0DT

- Period Town House
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Off Road Parking
- Recently Refurbished
- Lounge; Separate Family Room
- Bathroom; White Suite
- Enclosed Yard; Gardens Front and Rear
- Convenient Location

**Offers Over £159,950**

**EPC Rating E**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching fanlight over. Feature height ceiling with coving, continuing throughout majority of property. Stairwell to first floor.

#### LOUNGE 11'10" x 10'4"

Focal point fireplace. Open arch leading to:

#### FAMILY ROOM 10'4" x 10'3"

Access to under stairs storage. Open arch leading to:





## **KITCHEN THROUGH DINING ROOM 13'10" x 12'6" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for under counter appliances. Plumbed and space for washing machine. PVC double glazed French doors leading to rear yard and garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press. Stairwell to second floor.

### **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower over bath. Fully panelled walls.

### **BEDROOM 1 14'2" x 11'11"**

### **BEDROOM 2 10'4" x 7'11"**

## **SECOND FLOOR**

### **LANDING**

### **BEDROOM 3 18'8" x 14'2" (wps)**

### **EXTERNAL**

Front garden levelled and top soiled.

Enclosed rear yard with oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

Private parking area finished in stone.

Rear garden finished in top soil.

## **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.





**Recently refurbished, period town house property, conveniently located off the Glenville Road, Newtownabbey.**

**The property comprises entrance hall, lounge, family room, kitchen through dining room, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys off road parking, enclosed rear yard, and gardens front and rear.**

**Other attributes include oil heating, PVC double glazing, and many original features.**

**Early viewing highly recommended 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>56</b>
(39-54) <b>E</b>	<b>39</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 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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