



10 Glanroy Terrace, Newtownabbey, BT37 9JY

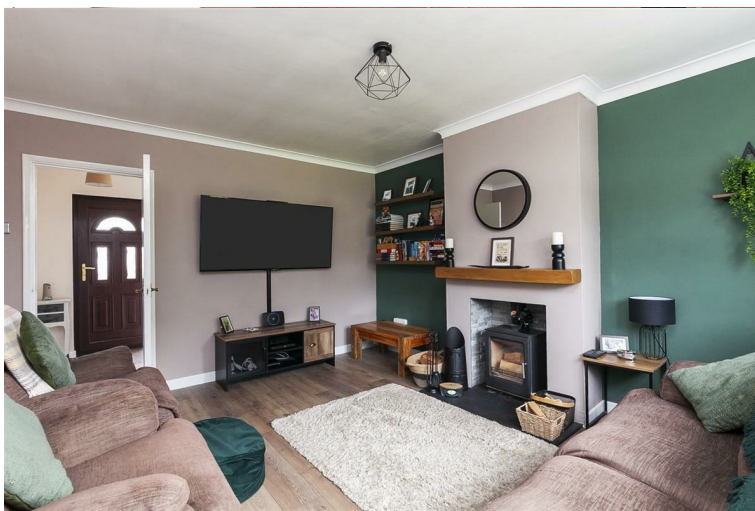
- End Terrace Property
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Views To Cave Hill
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Three Piece Suite
- Large, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'2" x 12'1"

Cast iron wood burning stove on slate hearth. Wood laminate floor covering. Dual aspect windows.



KITCHEN THROUGH DINING ROOM 20'5" x 10'6"

Modern fitted, high gloss 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. Cooker point with glass splashback and stainless steel extractor hood over. Space and plumbed for washing machine and dishwasher. Built in wine rack. Splashback tiling to walls. Focal point fireplace to dining area. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 14'7" x 8'7"

Built in wardrobe. View towards Cave Hill.

BEDROOM 2 10'10" x 10'7" (wps)

View towards Cave Hill.

BEDROOM 3 10'6" x 9'6"

BATHROOM

White, three piece suite comprising panelled bath, wash hand basin and WC. Electric shower over bath. Part tiling to walls. Access to shelved hot press.

EXTERNAL

Low maintenance front garden, finished in decorative stone. Entrance canopy. PVC soffits, fascia and rainwater goods. Large, fully enclosed rear garden, finished in lawn and paved patio area. Outside tap. External lighting. Boiler house with oil fired central heating boiler. PVC oil storage tank.

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.





Well presented, three bedroom, end terrace property, situated off O'Neill Road, Newtownabbey.

The property comprises entrance hall, lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys low maintenance front garden, finished in decorative stone, and large, fully enclosed rear garden, finished in lawn and paved patio area.

Other attributes include oil heating, PVC double glazing, convenient location, and views towards Cave Hill.

Ideal first time buy / buy to let investment alike.

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		53	68
(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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