



FOR SALE

## 34 Glebe Manor

Newtownabbey, BT36 6HF

Offers over £339,950



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This superb detached property is ideally located within the prestigious and much sought after Glebe Manor just off Prince Charles Way in Newtownabbey.

The property is presented to the high level of specification as the current owners have extensively enhanced the original finish. This can particularly be noticed in the upgrades that have been made in the kitchen, utility and bathrooms.

This property is conveniently located to Belfast City Centre and public transport is close to hand, allowing ease of access for those commuting. The property falls within the catchment area for many of Newtownabbey's leading Primary and Nursery Schools - making this an ideal home for families.

## HALLWAY

16'10x6'9 (5.13mx2.06m)

Composite front door with glazed insets. Laminate wood effect flooring.

## DOWNSTAIRS W.C

2'9x6'5 (0.84mx1.96m)

White suite comprising low flush W.C. Vanity style wash hand basin with mixer taps. Tiled floor. Tiled walls.

## LOUNGE

19'1x11'5 (5.82mx3.48m)

Feature multi fuel stove with over feature beam and tiled hearth, laminate wood effect flooring, cornice ceiling.

## DINING ROOM

13'3 x 11'4 (4.04m x 3.45m)

Laminate wood effect flooring.

## KITCHEN/ DINING AREA

18'8x9'11 (5.69mx3.02m)

Recently fitted shaker style kitchen with a range of high and low level units with granite worktops and matching upstand. Electric hob. Integrated stainless steel extractor fan. Tiled splashback. Eye level Neff oven and grill. Stainless steel sink unit with additional vegetable sink and mixer taps. Integrated dishwasher. Tiled floor. Recessed spotlights. Sliding patio doors leading to rear garden.

## UTILITY ROOM

11'9 x 5'9 (3.58m x 1.75m )

Range of high and low level units with contrasting worktops. Integrated fridge freezer. Space for washing machine. Space for tumble dryer. Tiled floor. Access to rear garden.

## BEDROOM 1

12 x 12 (3.66m x 3.66m)

Built in sliderobes.

## ENSUITE

10 x 9 (3.05m x 2.74m)

White suite comprising vanity style wash hand basin with mixer taps. Fully tiled enclosed shower unit. Low flush W.C. Tiled floor. Tiled splashback. Built in sliderobes.

## STORAGE

2'6x2'1 (0.76mx0.64m)

## BEDROOM 2

12 x 12 (3.66m x 3.66m)

## BEDROOM 3

15 x 8'4 (4.57m x 2.54m)

## BEDROOM 4

11 x 6 (3.35m x 1.83m )

## BATHROOM

6'11x7'6 (2.11mx2.29m)

White suite comprising wood paneled bath with mixer taps and hand held telephone shower. Pedestal wash hand basin. Low flush W.C. Tiled floor. Fully tiled walls.

## LANDING

10'1x6'11 (3.07mx2.11m)

Access to floored roofspace via slingsby ladder. Access to storage.

## STORAGE

2'7x2'8 (0.79mx0.81m)

Rear laid in lawns bordered by feature stonework and paving. Raised decking area, partially sheltered seating area and custom made child's playhouse. Artificial grass. Large shed. Outdoor tap. Outdoor light.

Front laid in lawns, pebbled flower beds. Fully paved driveway with parking for three cars.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



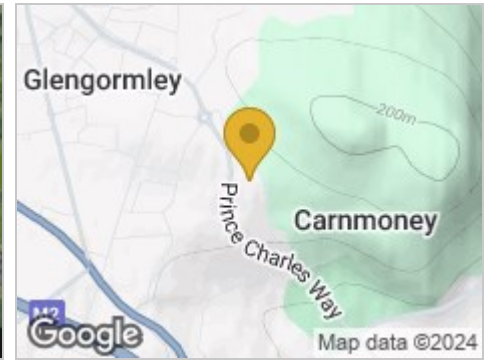
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 34 Glebe Manor, Newtownabbey



Ground Floor



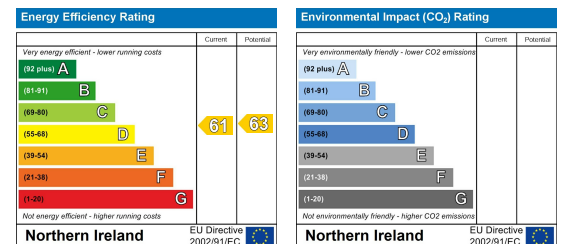
First Floor



## Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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