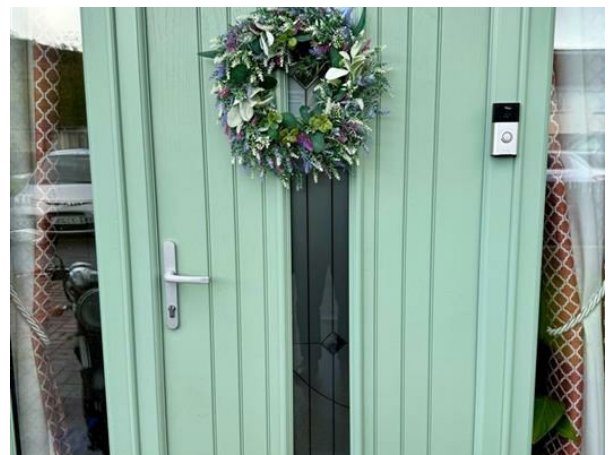


7 Glanroy Crescent, Newtownabbey, BT37 9JZ



- **Extended Mid Townhouse**
- **4 Bedrooms**
- **2 Receptions**
- **Single Storey Extension**
- **Ground Floor Bedroom With Wetroom**
- **First Floor Modern Shower Room**
- **PVC Double Glazed Windows**
- **Gas Central Heating**
- **Excellent First Time Buy**
- **Popular Convenient Location**



PRICE Offers Over £109,950

Positioned within a popular convenient location this spacious extended 4 bedroom townhouse is a perfect purchase for first time buyer or young family searching for an adaptable living layout. Comprising ground floor bedroom with an en suite wetroom, 2 receptions, 3 first floor bedrooms and modern first floor modern shower room. The property further benefits from PVC double glazing, gas central heating and a paved forecourt. An early viewing is recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed side screen into:

WELL PRESENTED ENTRANCE HALL

Tiled floor

LOUNGE 14'9" x 12'5"

A max. Quality laminate flooring. Twin doors into:

DINING ROOM 15'1" x 11'1"

At max. Quality laminate flooring

MODERN KITCHEN 11'5" x 7'5"

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with 4 ring gas hob and overhead extractor fan housed in pull out canopy. Integrated eye level microwave, dishwasher and fridge / freezer. Part tiled walls, Tiled floor. Wood effect PVC double glazed door to garden

BEDROOM 1 16'6" x 9'8"

Laminate flooring. Double glazed French doors to garden

EN SUITE WETROOM

Pedestal wash hand basin, button flush w.c, fully tiled open shower enclosure with thermostatically controlled shower. Tiled floor

FIRST FLOOR

BEDROOM 2 12'5" x 14'10"

At max. Laminate floor. Presently used as living area

BEDROOM 3 12'5" x 9'6"

Laminate flooring, built in wardrobe

BEDROOM 4 10'0" x 8'11"

Laminate flooring. Presently used as workroom / store


MODERN SHOWER ROOM

Comprising button flush w.c, pedestal wash hand basin, 1/4 rounded shower enclosure. Complimentary wall tiling, tiled floor

OUTSIDE

Drive in paved parking forecourt to front.

Private enclosed garden to rear with walkway

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

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



PRS Property
Redress
Scheme

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