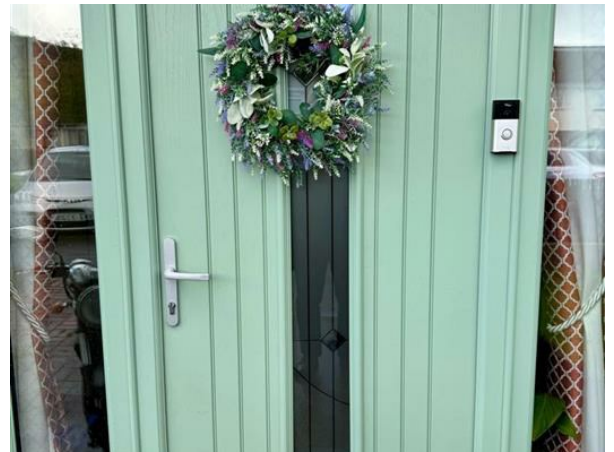


## 7 Glanroy Crescent, Newtownabbey, BT37 9JZ



- **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

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



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