



## 2 Glenvarna Walk, Newtownabbey, BT36 5JE

- End Terrace Property
- Four Well Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Recently Refurbished
- Lounge Through Dining Room
- Bathroom; White Suite
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over **£124,950**

EPC Rating E



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC.

#### LOUNGE THROUGH DINING ROOM 20'1" x 11'10"

Twin windows to front elevation. Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 12'2" x 7'7"**

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Fitted breakfast bar unit. Splashback tiling to walls.

## **REAR HALL**

Wood laminate floor covering. Access to under stairs store. PVC double glazed door to rear garden.

## **BEDROOM 4 8'9" x 7'10"**

Fitted storage and shelving unit. Wood laminate floor covering.

## **FIRST FLOOR**

### **LANDING**

## **BEDROOM 1 12'7" x 11'10" (wps)**

Built in wardrobe. Wood laminate floor covering.

## **BEDROOM 2 12'7" x 9'11" (wps)**

Built in wardrobe. Wood laminate floor covering.

## **BEDROOM 3 11'1" x 10'11" (wps)**

Built in wardrobe. Wood laminate floor covering.

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Drench shower head and glass shower screen over bath. Tiled feature wall. Access to shelved hot press and roof space.

## **EXTERNAL**

Front garden, finished in lawn and paving.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and paved patio area.

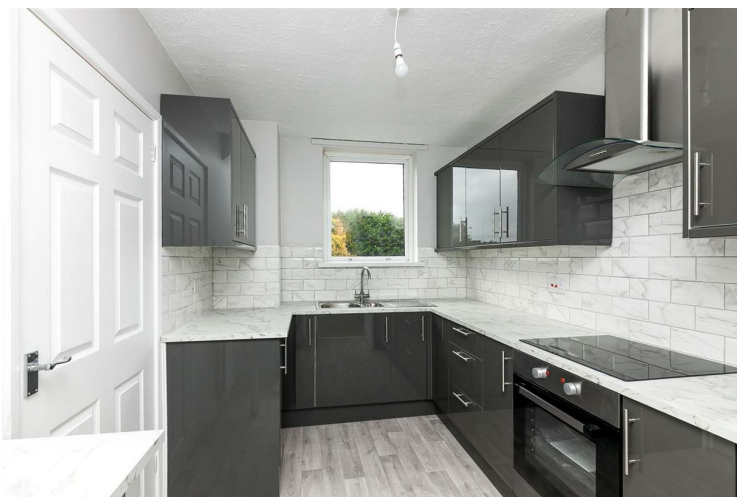
Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

## **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.





### 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>68</b>
(39-54) <b>E</b>	<b>46</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 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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