



**25 Glenville Green**  
**Shore Road / Glenville Road, Newtownabbey, BT37 109** **Offers Over**  
**£109,950**

We are delighted to offer for sale this extremely well presented mid terrace which is located in a cul de sac in a very popular residential area just off the Shore Road / Glenville Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, modern fitted kitchen / diner with built in oven & hob and space for appliances and a lounge with wall mounted electric fire and archway to a rear hall / study area offering access to rear.

Upstairs there are three bedrooms and a separate bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a concrete driveway, garden to front in lawn and paved garden to rear.

**Early viewing recommended !!**

# 25 Glenville Green

Shore Road / Glenville Road, Newtownabbey, BT37 0TT



- Mid Terrace
- Luxury Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Shower Room
- Driveway & Gardens
- Lounge & Study Area
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### KITCHEN / DINER

15'10" x 9'3" at widest (4.83m" x 2.82m" at widest)

Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, breakfast bar, partly tiled walls, tiled floor, radiator

### LOUNGE

15'8" x 10'3" (4.78m" x 3.12m")  
Wall mounted electric fire, two radiators, archway to

### REAR HALL / STUDY

6'10" x 5'4" (2.08m" x 1.63m")  
Pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

13'7" x 9'3" at widest (4.14m" x 2.82m" at widest )  
Radiator

#### BEDROOM 2

12'9" x 8'8" (3.89m" x 2.64m")  
Radiator

#### BEDROOM 3

9'9" x 6'9" (2.97m" x 2.06m")  
Radiator

#### SHOWER ROOM

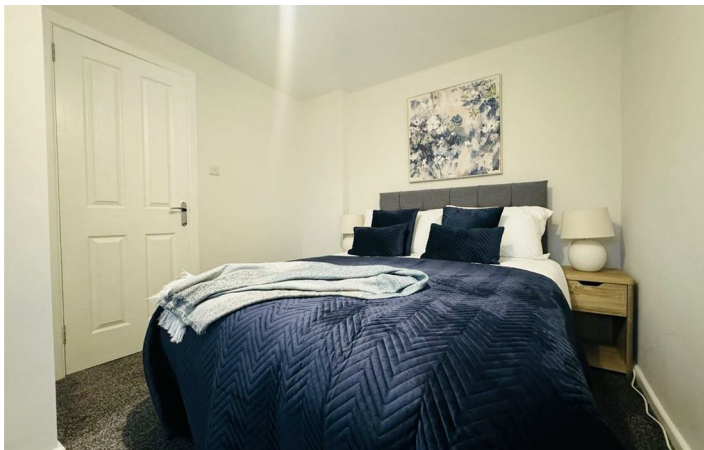
Shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

#### OUTSIDE

Concrete driveway  
Garden to front in lawn ]  
Paved garden to rear



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>	64	75
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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