



10 Glen Corr Gardens, Newtownabbey, BT36 5QH

- Georgian Style Detached
- Bay Fronted Lounge
- Luxury Fitted Kitchen
- Deluxe Family Shower Room
- Gas Heating; PVC Double Glazing
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- En Suite Bathroom
- Large Driveway; Gardens Front, Side and Rear

Offers Over **£269,950**

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, Georgian style, panelled front door with matching side screens and fan light over. Tiled floor. Feature height ceilings. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

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

LOUNGE 19'1" x 11'8" (wps)

Dual aspect windows. Bay window to front elevation with sliding, sash windows. Gas fire in granite hearth. Wood laminate floor covering.



KITCHEN THROUGH LIVING/DINING ROOM

23'5" x 12'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz work surface. Matching island unit with gas hob and extractor hood over. Inlaid, stainless steel 1.5 bowl sink unit. Integrated Neff double oven. Integrated fridge freezer and dishwasher. Solid quartz upstand to wall and windowsill. Tiled floor. PVC, double glazed French doors to rear garden. Triple aspect windows.

UTILITY ROOM 6'0" x 4'10"

Range of high and low level, fitted storage units with contrasting, quartz effect, melamine work surface. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit)- fitted new 2023. Tiled floor.

FIRST FLOOR

LANDING

Access to large, shelved hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 15'1" x 11'6" (wps)

Dual aspect windows.

DELUXE FULLY TILED EN SUITE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit.

BEDROOM 2 15'3" x 11'7" (wps)

Dual aspect windows. Bay window to front elevation with sliding, sash windows.

BEDROOM 3 13'1" x 11'4" (wps)

DELUXE FULLY TILED FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, semi pedestal wash hand basin and WC.

EXTERNAL

Front and side garden, finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Generous sized, private driveway area, finished in decorative stone.

Fully enclosed rear garden, finished in lawn and paving.

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.





Immaculately presented, Georgian style, detached home, situated within the popular Glen Corr development, Ballyclare Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, to include principal en suite bathroom, and separate, deluxe fully tiled shower room.


Externally, the property enjoys generous sized private driveway, and gardens front, side and rear, finished in lawn and paved patio area.

Other attributes include gas heating (new boiler fitted 2023), PVC double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 77 | 78 |
| (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  | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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