



**38 Glengormley Park**  
**Antrim Road, Newtownabbey, BT36 7RE**

**Offers Over**  
**£165,000**

We are delighted to offer for sale this attractive mid townhouse which is located in a popular development just off the much sought after Collinbridge / Antrim Roads and will ideally suit the young byer seeking their first home.

The accommodation comprises entrance hall with furnished cloakroom, lounge with with hole in wall style fireplace and gas fire, dining room open to a fitted kitchen with built in oven and hob and access to garden.

Upstairs there are three bedrooms master with ensuite and a separate bathroom with white suite . Other benefits include gas heating and double glazing.

Outside there is a double width brick paved driveway to front and a fully enclosed garden to rear in artificial grass with feature deking area.

Early viewing recommended !!

# 38 Glengormley Park

Antrim Road, Newtownabbey, BT36 7RE



- Mid Townhouse
- Fitted Kitchen
- Double Glazing / Gas
- 3 Bed / Master Ensuite
- Downstairs W.C.
- Driveway & Gardens
- 2 Reception Rooms
- White Bathroom Suite

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, wood laminate flooring, radiator.

#### FURNISHED CLOAKROOM

Low flush W.C. pedestal wash hand basin, tiled floor, radiator.

#### LOUNGE

14'7 x 11'3 (4.45m x 3.43m)  
Feature hole in the wall style fireplace with gas fire, wood laminate flooring, radiator.

#### DINING ROOM

11'8 x 8'8 (3.56m x 2.64m)  
Wood laminate flooring, radiator, storage cupboard, open to

### KITCHEN

11'3 x 8'8 (3.43m x 2.64m)  
Range of high and low level fitted units with Formica worktops, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel gas hob and extractor fan. Fridge / freezer space, plumbed for washing machine, partly tiled walls, wood laminate flooring, radiator, double glazed back door.

### FIRST FLOOR

#### LANDING

Velux window, storage cupboard with gas boiler.

#### BEDROOM 1

13'8 x 11'3 at widest (4.17m x 3.43m at widest)  
Radiator.

### ENSUITE

Fully pvc panelled shower cubicle with Thermostatic shower, pedestal wash hand basin and low flush W.C. Radiator.

#### BEDROOM 2

11'3 x 9'9 (3.43m x 2.97m)  
Wood laminate flooring, radiator.

#### BEDROOM 3

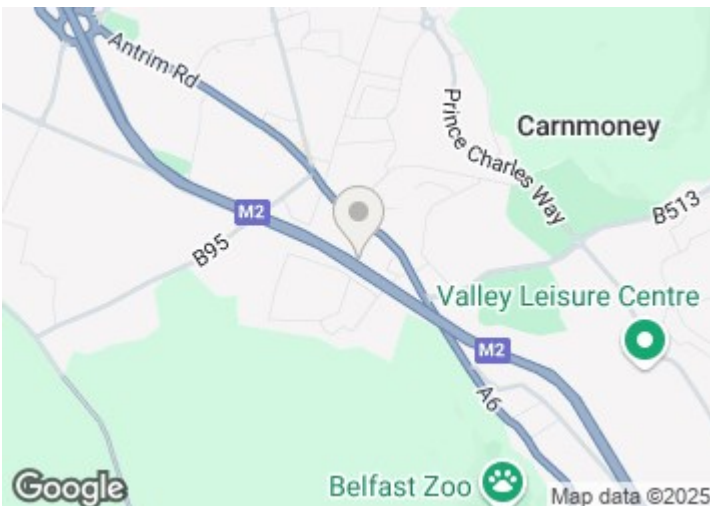
8'9 x 7'9 (2.67m x 2.36m)  
wood laminate flooring, radiator.

### BATHROOM

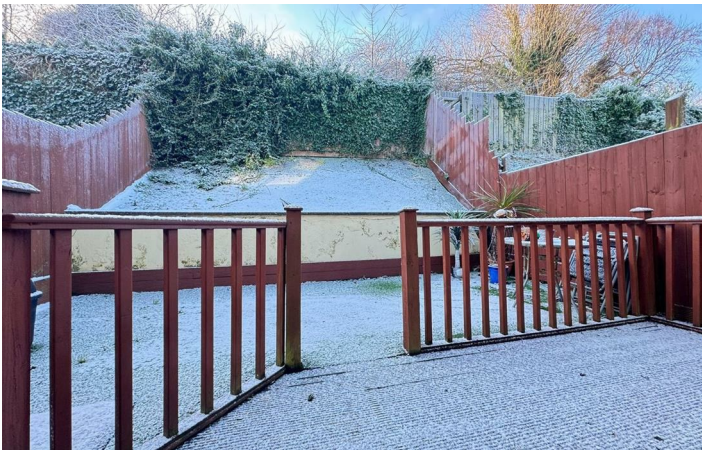
White suite comprising: panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Partly tiled walls, tiled floor, radiator.

### OUTSIDE

Double driveway to front.  
Small garden to front in artificial grass. Fully enclosed garden to rear in artificial grass with feature decking area.



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>	73	74
(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	



**\*\*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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