

**4 Glenabbey Crescent
 Glenville Road, Newtownabbey, BT37 0YS**

**Offers Around
 £179,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular development just off the much sought after Glenville Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall, lounge with feature fireplace and semi solid oak flooring and a modern fitted kitchen / diner with built in oven & hob, integrated appliances and double glazed sliding patio doors to rear.

Upstairs there are three bedrooms and a luxury family bathroom with white suite

Other benefits include double glazing and oil heating.

Outside there is a driveway, garden to front and a fully enclosed garden to rear in lawn.

Early viewing recommended !!

4 Glenabbey Crescent

Glenville Road, Newtownabbey, BT37 0YS



- Semi Detached Villa
- Modern Kitchen / Diner
- Oil Heating
- 3 Bedrooms
- Luxury White Bathroom
- Driveway & Gardens
- Lounge
- Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

LOUNGE

15'6" x 12'8" at widest (4.72m" x 3.86m" at widest)

Feature fireplace, cast iron inset, painted wood surround, semi solid oak flooring, radiator

KITCHEN / DINER

19'3" x 11'0" (5.87m" x 3.35m")

Modern range of high and low level units, complimentary worktop, stainless steel inlayed sink unit, built in oven, stainless

steel gas hob, extractor fan, integrated fridge / freezer & dishwasher, plumbed for washing machine, island unit / breakfast bar, partly tiled walls, tiled floor, radiator, access to side, double glazed sliding patio doors to rear

FIRST FLOOR

LANDING

BEDROOM 1

15'0" x 9'5" at widest (4.57m" x 2.87m" at widest)

Semi solid oak flooring, radiator

BEDROOM 2

12'1" x 8'10" at widest (3.68m" x 2.69m" at widest)

Semi solid oak flooring, radiator

BEDROOM 3

11'7" x 9'6" at widest (3.53m" x 2.90m" at widest)

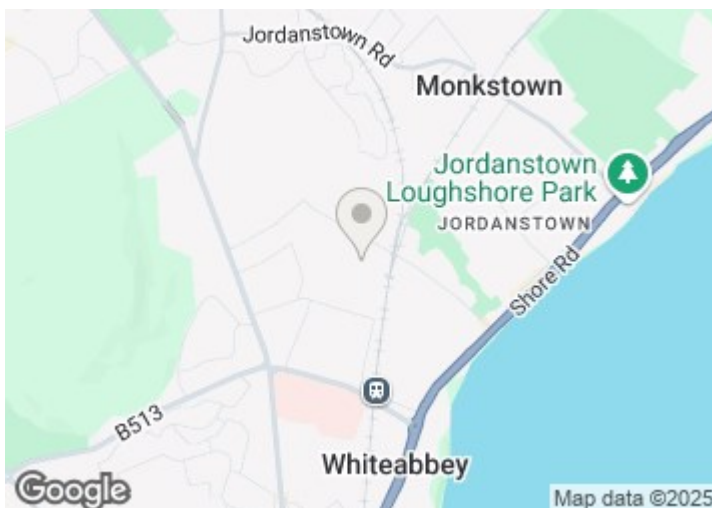
Semi solid oak flooring, radiator, velux window

BATHROOM

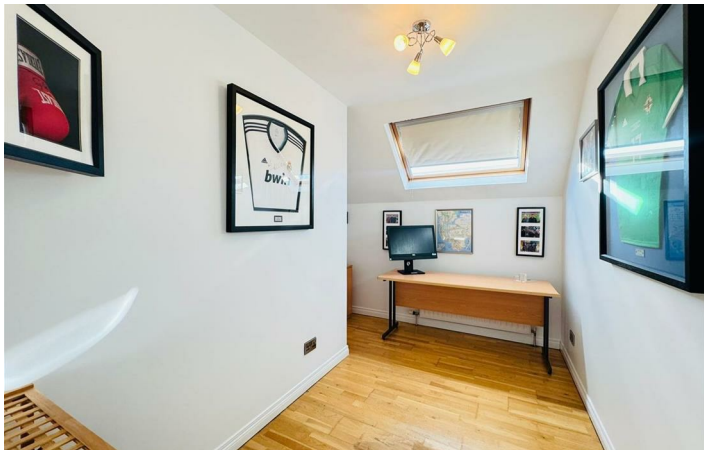
Luxury white suite comprising feature bath, floating vanity unit, low flush wc, separate shower cubicle, Mira shower, fully tiled walls, tiled floor, heated towel radiator, hotpress

OUTSIDE

Fully enclosed garden to rear in lawn
Shed, shrub beds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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