

**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 )

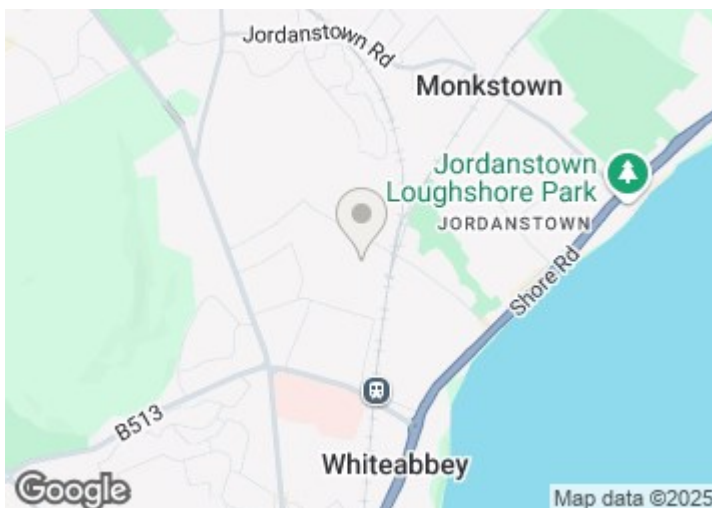
Semi solid oak flooring, radiator, velux window

##### 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

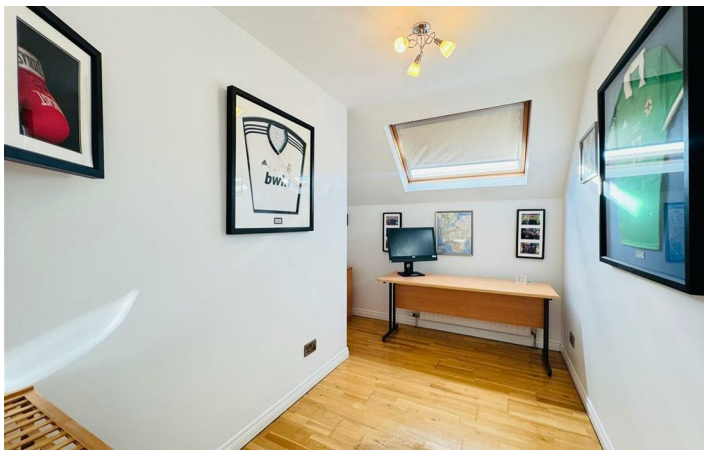
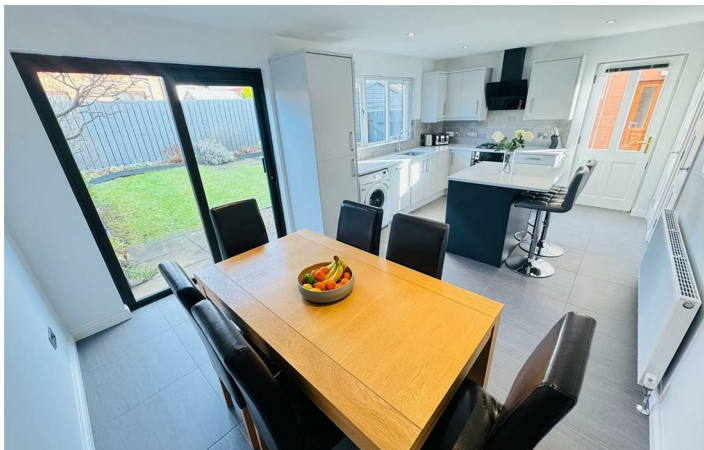
##### OUTSIDE

Fully enclosed garden to rear in lawn  
Shed, shrub beds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(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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