

## 34 GLEBECOOLE PARK

Carnmoney Road  
Newtownabbey BT36

- Semi Detached Villa
- 2 Bedrooms
- Open Plan Living
- Luxury Kitchen
- Luxury White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

**Offers Around £154,950**

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## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE / KITCHEN / DINING

21'0" x 20'11" (6.40m" x 6.38m")

Modern newly installed range of white high gloss high and low level units, formica worktop, stanless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washing machine, tiled floor, two radiators,

pvc double glazed sliding patio doors to rear

### FIRST FLOOR

#### LANDING

High gloss wood laminate flooring, radiator, access to roofspace

#### BEDROOM 1

13'6" x 11'1" at widest (4.11m" x 3.38m" at widest )

High gloss wood laminate flooring, radiator

#### BEDROOM 2

9'10" x 9'6" (3.00m" x 2.90m")

High gloss wood laminate flooring, radiator

## BATHROOM

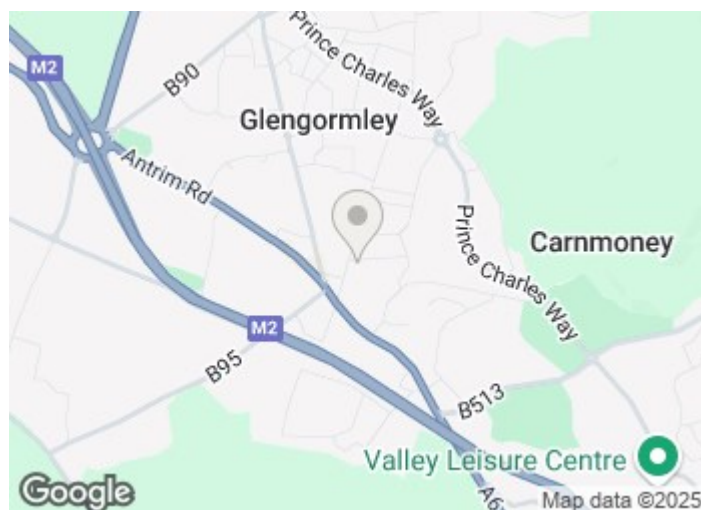
Luxury newly installed white suite comprising bath, vanity unit, low flush wc., large shower cubicle, thermostatic shower, fully tiled walls, tiled floor, radiator

## OUTSIDE

Paved driveway

Small garden to front

Garden to rear in top spoil with outhouse



## Directions



# Floor Plan

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