



24 Glanroy Crescent, Newtownabbey, BT37 9JZ

- Well Presented Mid Terrace
- Kitchen Through Dining Room
- Deluxe Bathroom; White Suite
- Private Driveway
- Convenient Location
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £119,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC panelled front door with PVC double glazed side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

#### LOUNGE 14'2" x 12'0"

Cast iron, wood burning stove on tiled hearth with timber mantle. Wood laminate floor covering. PVC double glazed, sliding patio doors to rear garden.



## **KITCHEN THROUGH DINING ROOM 20'9" x 10'4"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel splashback and extractor hood over. Integrated oven and dishwasher. Space for fridge freezer. Plumbed and space for washing machine. Melamine upstands to walls to match work surface. Wood laminate floor covering. Dual aspect windows. Glass panelled, hardwood door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to store and roof space.

### **BEDROOM 1 14'2" x 8'9"**

Built in wardrobe.

### **BEDROOM 2 12'11" x 10'8" (wps)**

Built in wardrobe.

### **BEDROOM 3 10'5" x 10'4" (wps)**

Fitted wardrobes in mirror panelled, sliding doors.

### **DELUXE BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

### **EXTERNAL**

Double gates leading to private driveway area.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden, finished in paved patio area, decorative stone and flower bed.

Outside tap.

Garden store.

### **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.





**Well presented, three bedroom, mid terrace property with private driveway, situated off O'Neill Road, Newtownabbey.**

**The property comprises entrance hall, lounge with wood burning stove, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, and deluxe bathroom with white four piece suite.**

**Externally, the property enjoys private driveway area, front garden finished in lawn, and fully enclosed, low maintenance rear garden, finished in paved patio area, decorative stone and flower bed.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### 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>	<b>71</b>	<b>72</b>
(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	

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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

