COLIN GRAHAM RESIDENTIAL

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30a Glebe Road West, Newtownabbey, BT36 6EH

- Impressive Detached Home With Annex
- Luxury Fitted Kitchen
- Deluxe Bathroom; Two En Suite Shower Rooms
- Gas Heating; Solar; PVC Double Glazing
- Garden Room; Fully Enclosed Rear Garden
- Six Bedroom; Four+ Reception
- Utility Room; Furnished Cloakroom
- Attached Two Bedroom Annex
- Private Driveway; Twin Garages
- Prime Site With Views Toward Cave Hill and Belfast Lough

Offers Over £695,000

EPC Rating C

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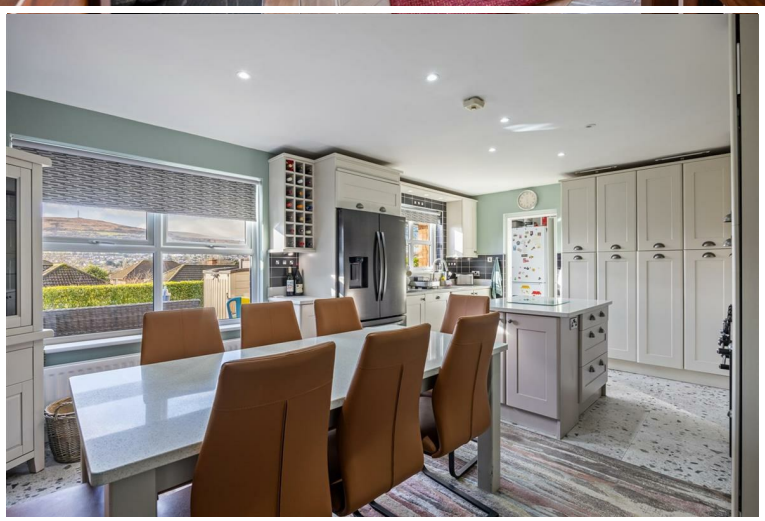


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screens. Karndean flooring. Glass panelled French doors leading to:

ENTRANCE HALL

Karndean flooring. Stairwell to gallery landing. Glass panelled French doors leading to lounge.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Amtico flooring. Splashback tiling to sink.

LOUNGE 22'11" x 12'11"

Gas fire in cast iron fireplace with granite hearth. Karndean flooring. PVC double glazed sliding patio door to sunroom.

FAMILY ROOM 16'6" x 13'2"

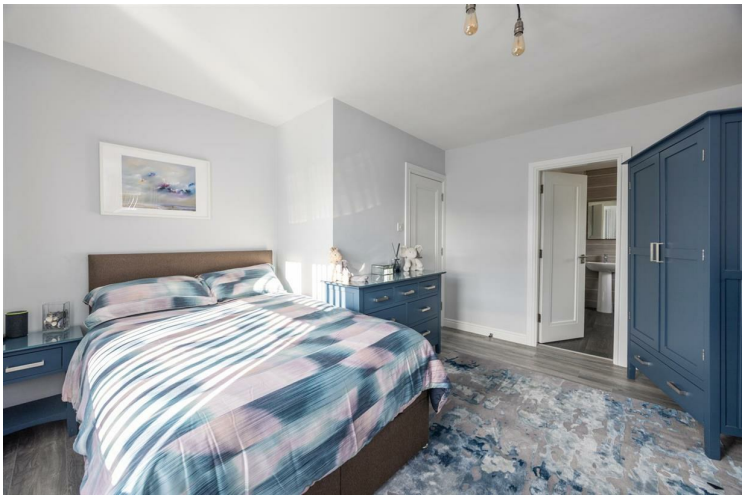
Inglenook style recess with cast iron, multi fuel burning stove, with granite hearth and contrasting surround. Bay window to front elevation. Karndean flooring.

PLAYROOM 13'0" x 12'11"

DINING ROOM 13'3" x 11'8"

Karndean flooring. PVC double glazed sliding patio door to garden room. Timber pocket doors leading to:

[redacted]



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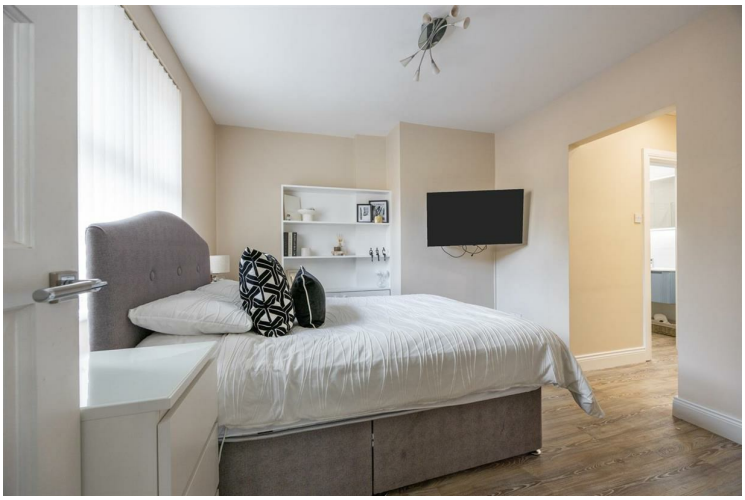


KITCHEN WITH INFORMAL DINING AREA 21'7" x 13'2"

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting solid quartz worktop. Matching island unit. Inlaid stainless steel sink unit. View towards Cave Hill. Space for range style oven with quartz splashback and extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Splashback tiling and solid quartz upstands to walls. Amtico flooring.

UTILITY ROOM 9'2" x 5'10"

Fitted storage unit. Plumbed for automatic washing machine. Space for tumble dryer. Space for fridge freezer. Gas fired central heating boiler. Amtico flooring, Composite double glazed door to rear garden.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Fully tiled walls. Amtico flooring.

FIRST FLOOR

LANDING

Access to shelved hot press. Access to partially floored roof space. Access to rear hall.

PRINCIPAL BEDROOM 22'8" x 18'6" (wps)

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit. Fully tiled walls. Chrome towel radiator. Amtico flooring.

GUEST BEDROOM 13'4" x 12'11" (wps)

View towards Cave Hill. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising shower pod, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Fully tiled walls. Chrome towel radiator.

BEDROOM 2 16'2" x 9'4"

Amtico flooring.

BEDROOM 3 13'3" x 10'1"

View towards Cave Hill. Amtico flooring.

BEDROOM 4 11'4" x 9'5"

Amtico flooring.

BEDROOM 5 13'0" x 9'10" (wps)

Amtico flooring. View towards Cave Hill.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising central mounted bath, separate, panelled shower enclosure with drying area, vanity unit and WC. Thermostat controlled main shower. Fully tiled walls. Chrome towel radiator. LVT flooring.

ANNEX

GROUND FLOOR

LOUNGE 18'8" x 10'4" (wps)

Lift access to first floor. PVC double glazed sliding patio door leading to:

SUN LOUNGE 15'2" x 13'9"

PVC double glazed frame with matching French doors to rear garden/yard. View towards Cave Hill.

KITCHEN WITH INFORMAL DINING AREA 16'2" x 12'0" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting solid granite worktop. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated double ovens. Integrated dishwasher and fridge. Glass fronted display cabinet. Fully tiled walls to kitchen area. Karndean flooring. Dual aspect windows. View towards Cave Hill. Open arch leading to:

UTILITY HALL

Range of fitted storage units. Space for fridge freezer. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Karndean flooring. Composite, double glazed, external door with PVC double glazed side screen.

BEDROOM 2 11'6" x 10'5" (wps)

Wood laminate floor covering.

WALK IN WARDROBE/DRESSING ROOM

LVT flooring.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tile effect panelling to walls. LVT flooring.

[redacted]

Impressive detached, six bedroom/four+ reception, family detached home, with attached two bedroom/two+ reception annex, occupying a prime site with views toward Cave Hill and Belfast Lough, conveniently situated off Glebe Road West, Glengormley, Newtownabbey.

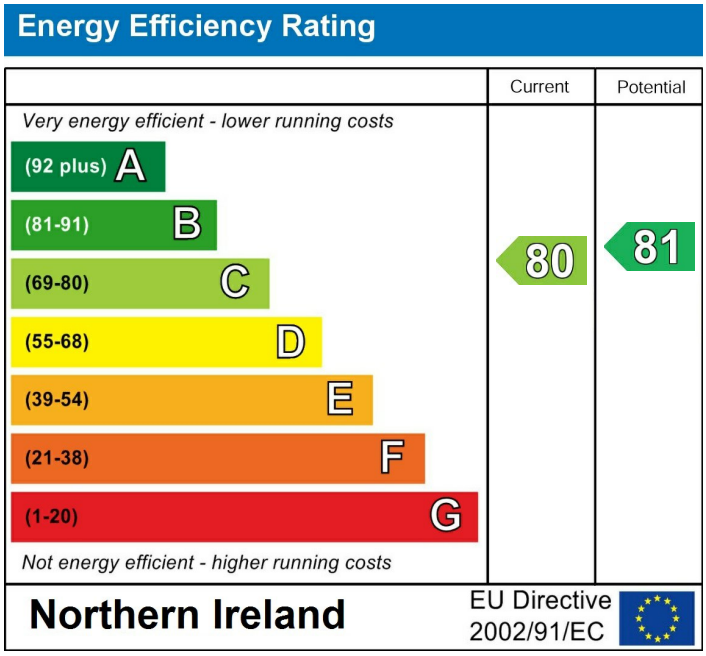
The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, dining room, playroom, kitchen with informal dining area, utility room, furnished cloakroom, six well-proportioned bedrooms, to include principal and guest en suite bedrooms, and separate, deluxe family bathroom.

The attached annex comprises lounge, sun lounge, kitchen with informal dining area, ground floor en suite bedroom, and lift access to second en suite bedroom with balcony.

Externally, the property enjoys private driveway area finished in tarmac and brick pavior, twin garages, entertainment sized garden room with remote operated, retractable roof and walls, and fully enclosed rear garden finished in lawn and patio areas.

Other attributes include gas heating, PVC double glazing, solar panels, and extensive range of quality finishes throughout.

Early viewing highly recommended.



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

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