



9 Glanroy Crescent, Newtownabbey, BT37 9JZ

- Spacious Mid Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom; White Suite
- Low Maintenance Gardens
- Well Presented Throughout
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Convenient Location
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side screens. Wood laminate floor covering. Stairwell to first floor. Access to walk in cloakroom.

LOUNGE 14'9" x 12'1" (wps)

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'11" x 12'11" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Twin, glass fronted display cabinets. Splashback tiling to walls. Built in wine rack. Fitted breakfast bar unit. Tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 13'3" x 12'3" (wps)

Built in double wardrobe. Access to shelved store with gas fired central heating boiler.

BEDROOM 2 12'4" x 9'8" (wps)

View towards Belfast Lough. Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'11" x 9'1" (wps)

BATHROOM

White, three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls.

EXTERNAL

Low maintenance front garden finished in paved patio area and decorative stone.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

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

Outside tap.

Garden stores.

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, spacious, three bedroom, mid terrace property, conveniently situated in the Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and bathroom with white three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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	

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

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