



14 Glenvarna Square, Newtownabbey, BT36 5JG

- Renovated Mid Terrace
- Lounge; Focal Point Fireplace
- Bathroom; White Suite
- Front Garden
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Driveway To Rear
- Ideal First Time Buy; Ideal Buy To Let Investment

Offers Over £134,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### LOUNGE 14'2" x 13'10" (wps)

Focal point fireplace. Timber clad panelled feature wall.  
Picture window to front elevation.



## **KITCHEN THROUGH DINING ROOM 17'6" x 10'1"**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine worktop with matching upstands to walls. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine and dishwasher. Space for fridge freezer. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering. Access to under stairs store. PVC double glazed door to rear garden/driveway.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 12'3" x 9'2"**

View over green. Built in wardrobe.

### **BEDROOM 2 10'9" x 10'0"**

Built in wardrobe. Separate built in shelved store.

### **BEDROOM 3 8'5" x 8'1" (wps)**

View over green. Built in wardrobe.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Tile effect panelling to walls.

### **EXTERNAL**

Front garden finished in lawn.

Low maintenance paved rear garden with double gates allowing vehicular access/driveway area.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Recently renovated, three bedroom, mid terrace property, conveniently situated within the popular Glenvarna area of Glengormley, Newtownabbey.**

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

**Externally, the property enjoys front garden finished mainly in grass, and low maintenance, paved garden/private driveway to rear.**

**Other attributes include gas heating, PVC double glazing, and view over green.**

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

**Early interest highly recommended.**



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>87</b> |
| (69-80) <b>C</b>                            | <b>74</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  |           |

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