

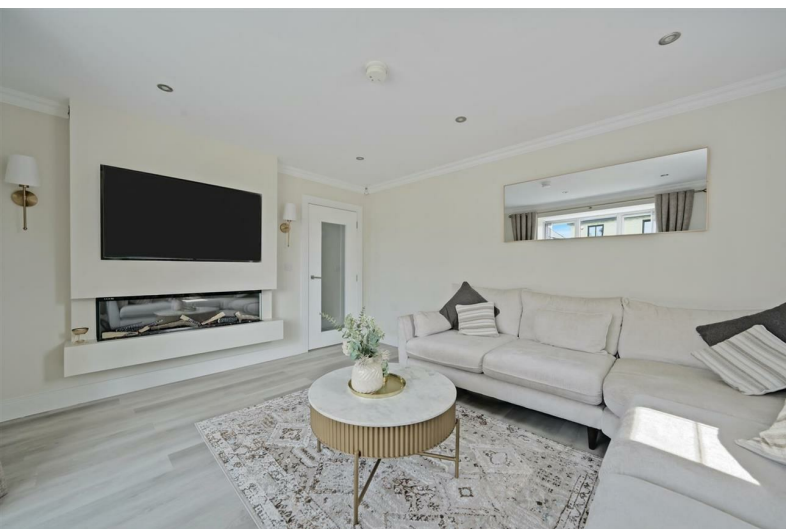


1 Glen Manor Avenue, Newtownabbey, BT36 7FY

- Modern Detached Home
- Bay Fronted Lounge
- Kitchen With Informal Dining Area
- Deluxe Family Bathroom
- Gas Heating; PVC Double Glazing
- Three Well-Proportioned Bedrooms
- Separate Sun Lounge
- Utility Room; Furnished Cloakroom
- Principal En Suite & Walk In Wardrobe
- Private Driveway; Fully Landscaped Site

Offers Over £289,950

EPC Rating B



1 Glen Manor Avenue, Newtownabbey, BT36 7FY



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed, front door with double glazed fanlight over. Stairwell to first floor. Tiled floor. Alarm panel. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

FURNISHED CLOAKROOM

White, two piece suite comprising corner pedestal wash hand basin and WC. Splashback tiling to wash hand basin. Tiled floor.

LOUNGE 14'6" x 14'4" (into bay)

Dual aspect windows. Box bay window to front elevation. Wood laminate floor covering. Panelled media wall with contemporary electric fire inset. Recessed spotlights. Coving to ceiling. LTV flooring.



KITCHEN WITH INFORMAL DINING OPEN TO SUN LOUNGE 21'10" x 16'1" (wps)

Luxury fitted kitchen with range of high and low level storage units and contrasting marble effect, melamine work surface. Matching upstands to walls. Composite sink and draining bay unit. Integrated four ring gas hob with feature glass splashback and extractor canopy over. Integrated oven, fridge freezer and dishwasher. LED spotlights inset to kickboards. Matching breakfast bar island. Tiled floor. Recessed spotlights. Double glazed, sliding patio door with matching side screen, leading to rear garden.

UTILITY ROOM 7'6" x 5'5"

Range of fitted storage units and contrasting, marble effect, melamine work surface to match kitchen. Matching upstands. Stainless steel sink unit with matching draining bay. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Tiled floor. Recessed spotlights. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space.

PRINCIPAL BEDROOM 13'2" x 10'9"

Dual aspect windows. Open to:

WALK IN WARDROBE

Integrated shelving and hanging space either side. Access into:

DELUXE EN SUITE SHOWER ROOM 6'11" x 5'9"

Contemporary, white, three piece suite comprising fully panelled, quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Floor to ceiling tiled splashback behind sink. Tiled floor. Chrome towel radiator.

BEDROOM 2 10'9" x 9'10" (wps)

Built in wardrobe/store.

BEDROOM 3 10'1" x 9'2" (wps)

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath with central mounted mixer tap, fully panelled, quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Splashback wall tiling to bath and sink. Chrome towel radiator. Illuminated mirror over sink. Tiled floor. Access into shelved hot press (pressurised system).

EXTERNAL

Front garden finished in lawn, brick pavior pathways and range of shrubbery.

Side garden finished in tree bark and range of shrubbery.

Double driveway to rear finished in tarmac.

PVC fascia, soffits and rainwater goods.

Fully enclosed rear garden finished in lawn and brick pavior patio area.

External lighting and power points.

Outside tap.

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.

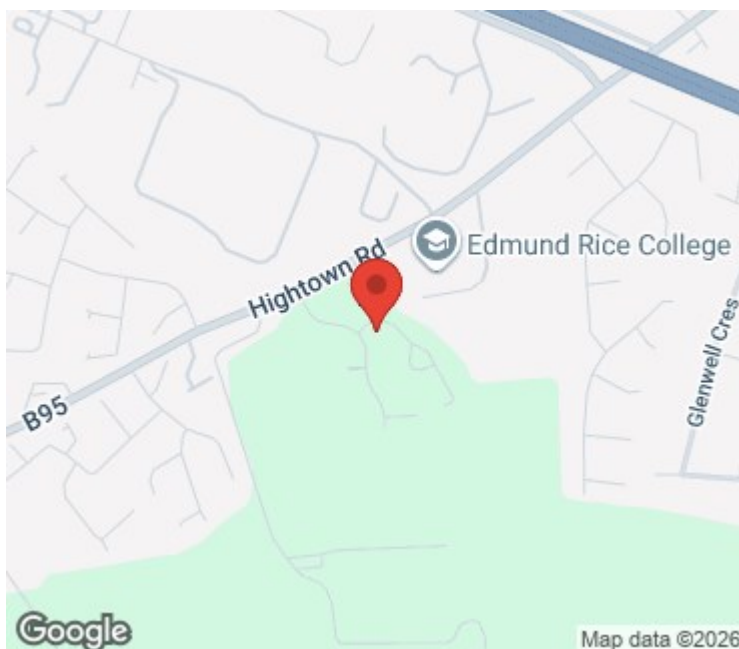
Recently constructed, immaculately presented, three bedroom, detached home with sun lounge, situated within the well sought after Glen Manor development, Hightown Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen with informal dining area, open through to sun lounge, utility room, three well proportioned bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate family bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private double driveway, finished in tarmac, and fully landscaped, generous sized, corner site.

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

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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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