



38 Archvale Park, Newtownabbey, BT36 6LL

- Semi Detached Home
- Lounge
- Deluxe Bathroom
- Private Driveway
- Timber Garden Room

- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Immaculately Presented Throughout

Offers Over £179,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door, with PVC double glazed side screen. Wood laminate floor covering. Stairwell to first floor. Fitted under stairs storage units.

#### LOUNGE 16'4" x 10'9"

Focal point fireplace with slate hearth. Picture window to front elevation. Wood laminate floor covering. Glass panelled door leading to:



## **KITCHEN THROUGH DINING ROOM 16'9" x 10'1"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Ceramic sink unit with draining bay. Integrated touch screen induction hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for dishwasher. Twin glass fronted display cabinet. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and partially floored roof space, via slingsby style ladder. Gas boiler in roof space.

### **BEDROOM 1 15'8" x 8'11" (wps)**

Built in wardrobe.

### **BEDROOM 2 10'9" x 8'11"**

### **BEDROOM 3 9'2" x 7'6" (wps)**

Range of fitted wardrobes and storage units.

### **DELUXE BATHROOM**

Contemporary white three piece suite comprising panelled bath, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Half tiling to walls. Towel radiator. Tiled floor. Fitted shelving unit.

### **EXTERNAL**

Generous sized private driveway, finished in asphalt.

Front garden finished in lawn.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped rear garden, finished in lawn, paved patio area, artificial grass, composite decking, and raised bed with range of plants, trees and shrubbery.

External power points.

Outside tap.

### **GARDEN ROOM 9'4" x 6'1"**

Power, light, work surface area and plumbed for automatic washing machine. Timber door, window and wood laminate floor covering.

## **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.





**Immaculately presented, three bedroom, semi detached home, conveniently situated within the popular Archvale area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and deluxe bathroom.**

**Externally, the property enjoys private driveway, finished in asphalt, front garden finished in lawn, fully enclosed, fully landscaped, rear garden, and timber garden room.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</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

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