COLIN GRAHAM RESIDENTIAL

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3 Glenkyle Park, Newtownabbey, BT36 6SP

- Fully Modernised, Extended Semi D
- Modern Fitted Kitchen
- Floored Roof Space
- Private Driveway; Garage
- New Roof Fitted 2026
- Three Bedroom; Three Reception
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens
- Convenient, Popular Area

Offers Over £209,950

EPC Rating C





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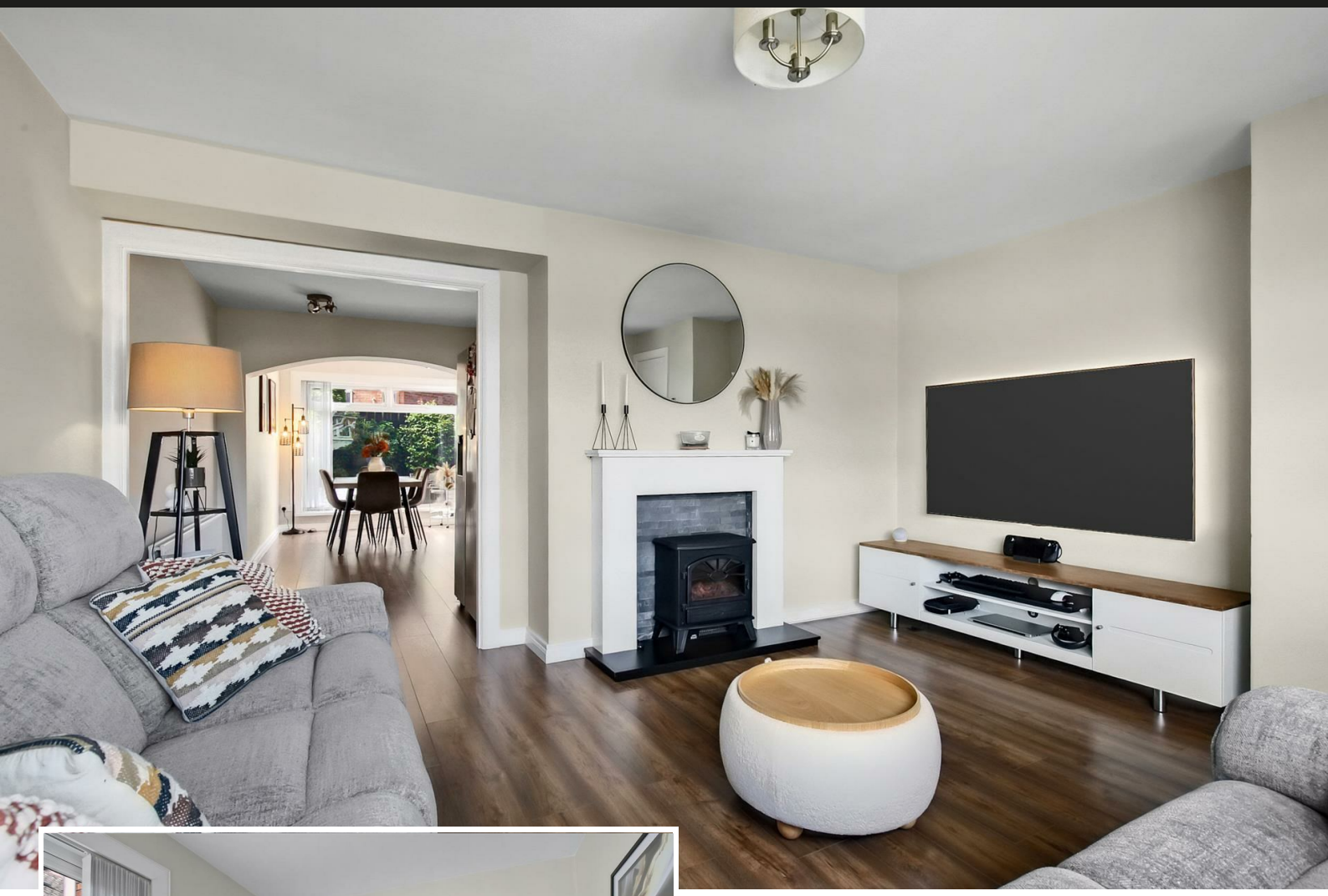
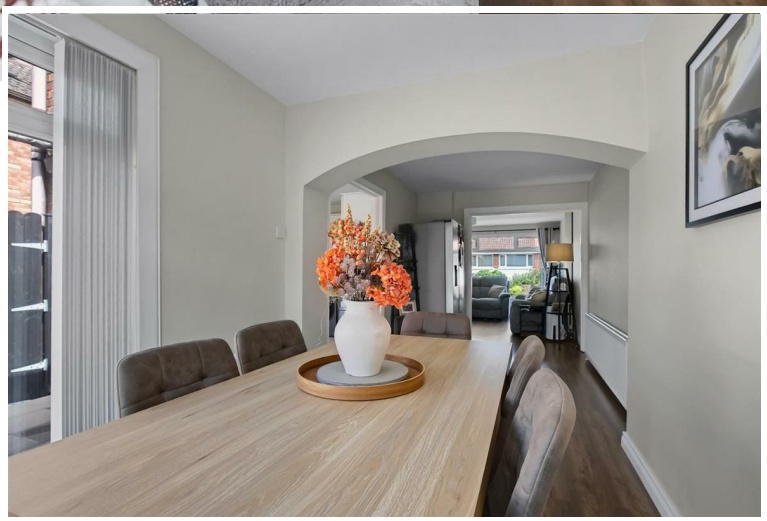




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screen. Wood laminate floor covering, Panelling to walls. Stairwell to first floor. Glass panel door leading to:

LOUNGE 14'4" x 13'6" (wps)

Picture window to front elevation. Focal point fireplace. Timber panelled feature to wall. Wood laminate floor covering.

DINING ROOM 9'8" x 7'10"

Wood laminate floor covering. Open arch leading to kitchen and sun lounge.

SUN LOUNGE 9'4" x 8'0"

Wood laminate floor covering. Dual aspect corner window.







KITCHEN 10'9" x 9'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting stone effect melamine work surface. Colour coded sink unit. Integrated gas hob with extractor hood over. Integrated double oven. Plumbed and space for washing machine and dishwasher. Part tiling to walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store.

BEDROOM 1 13'7" x 10'0" (wps)

Rural view to front elevation. Wood laminate floor covering.

BEDROOM 2 9'11" x 9'4"

Wood laminate floor covering.

BEDROOM 3 8'4" x 7'5" (wps)

Rural view to front elevation. Wood laminate floor covering. Fixed stairwell to floored roof space.

DELUXE BATHROOM

Contemporary white three piece suite comprising panelled bath, vanity unit and conceled cistern WC. Thermostat controlled main shower unit and glass shower screen over bath. Towel radiator. Fully panelled walls. Tile effect flooring.

FLOORED ROOF SPACE 17'10" x 11'8"

Power, light, velux windows, radiator and access to under eaves storage.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch with entrance canopy and external lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed low maintenance rear garden finished in paved patio area, decorative stone and raised beds with range of plants, trees and shrubbery.
Outside tap.

MATCHING DETACHED GARAGE 23'4" x 8'2"

Up and over door. Separate service door to rear garden. Power. Light. Gas fired central heating boiler.

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.



Immaculately presented, fully modernised, three bedroom/three reception, semi detached home with floored roof space and matching detached garage, conveniently situated within the popular Carnmoney area of Newtownabbey.

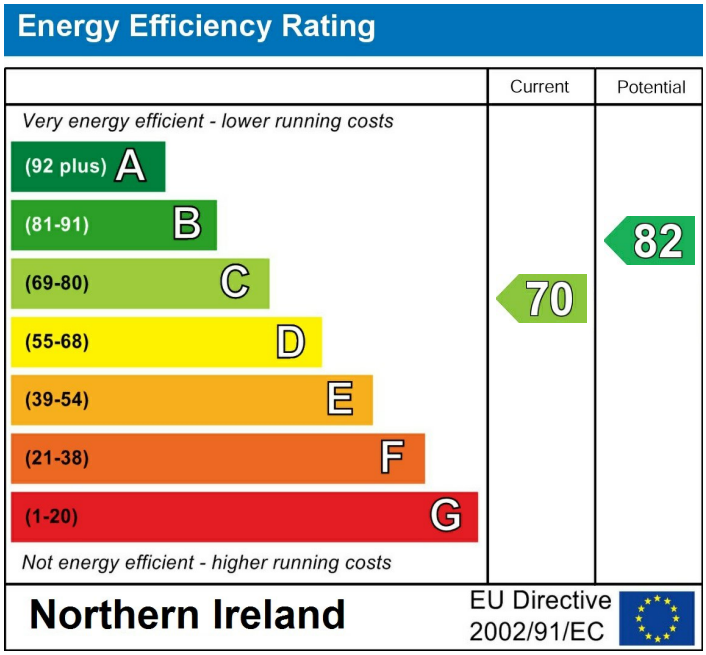
The property comprises entrance hall, lounge, dining room, sun lounge, separate modern fitted kitchen, three bedrooms, deluxe bathroom, with contemporary white suite, and floored roof space.

Externally, the property enjoys private driveway, matching detached garage, and low maintenance gardens.

Other attributes include gas heating, PVC double glazing, and new roof fitted 2026.

Early interest 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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