

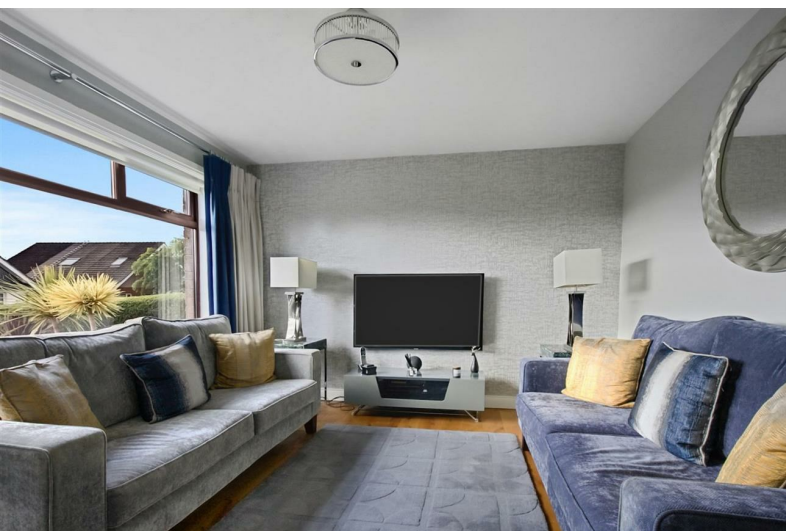


45 Glenbroome Park, Newtownabbey, BT37 0RL

- Immaculately Presented Family Detached
- Kitchen Through Dining Room
- Conservatory Extension
- Oil Heating; PVC Double Glazing
- Professionally Landscaped Gardens
- Four Bedroom; Three+ Reception
- Luxury Fitted Kitchen
- Bathroom; En Suite; Furnished Cloakroom
- Driveway; Double Garage; Utility Room
- Convenient, Well Sought After Location

Offers Over £395,000

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Glass panelled door with matching side screen leading to:

ENTRANCE HALL

Timber flooring. Stairwell to first floor. Stairwell to garage. Access to cloakroom and separate store. Glass panelled French doors leading to family room. Glass panelled door to kitchen.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls.

FAMILY ROOM 12'5" x 11'11"

Picture window to front elevation. Timber flooring.



KITCHEN THROUGH DINING ROOM 21'7" x 15'8" (wps)

Luxury fitted kitchen with comprehensive range of high and low level storage units with contrasting, solid quartz work surface. Matching island unit with breakfast bar area. Inlaid, stainless steel sink unit. Integrated, touch screen, Bosch hob with stainless steel extractor hood over. Integrated Bosch oven, grill and warming tray. Integrated dishwasher and wine fridge. Solid quartz upstands to walls. Tiled floor. Matching storage units and glass display cabinets to dining area. Glass panelled, stable style door leading to garden. Glass panelled French doors leading to:

CONSERVATORY 14'8" x 11'9" (wps)

In PVC double glazed frame with matching French doors to rear garden. Tiled floor.

FIRST FLOOR

HALF LANDING

LOUNGE 17'8" x 17'4" (wps)

Open fire in cast iron fireplace with tiled inset, slate hearth and timber surround. Dual aspect windows. PVC double glazed French doors with matching side screens leading to balcony area.

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 12'4" x 11'0"

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink.

BEDROOM 2 11'6" x 9'8"

Built in double wardrobe.

BEDROOM 3 11'4" x 8'11"

Fitted wardrobes with mirror panelled, sliding doors.

BEDROOM 4 9'10" x 7'10" (wps)

Fitted wardrobes with mirror panelled, sliding doors. Separate, built in double wardrobe.

FAMILY BATHROOM

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

EXTERNAL

Private driveway finished in tarmac.
Front garden finished in lawn, decorative stone, slate chippings, paving, and range of plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance, rear garden finished in paved patio area, brick pavior, slate chippings, decorative stone, flower beds, and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

INTEGRAL DOUBLE GARAGE 16'11" x 11'8"

Twin up and over doors. Separate service door to utility room. Power, light and oil fired central heating boiler. Glass panelled door leading to:

UTILITY ROOM 16'9" x 5'6" (wps)

Range of high and low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer and freezer. Splash back tiling to walls. Tiled floor. Access to rear garden.

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.

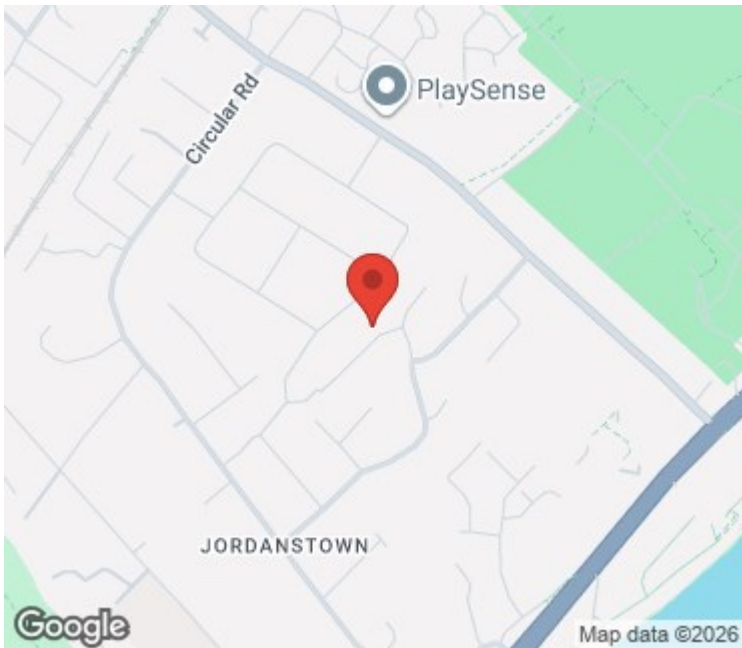
Immaculately presented, four bedroom/three+ reception, detached family home, situated within the conveniently positioned and well sought after Circular Road area of Jordanstown, Newtownabbey.

The property comprises entrance porch, entrance hall, furnished cloakroom, family room, kitchen through dining room, conservatory, first floor lounge with balcony area, four bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys private double driveway, integral double garage with utility room to rear, and professionally landscaped, low maintenance gardens front and rear.

Other attributes include oil heating and PVC double glazing.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(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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