



16 Mountainvale Road, Newtownabbey, BT36 7AG

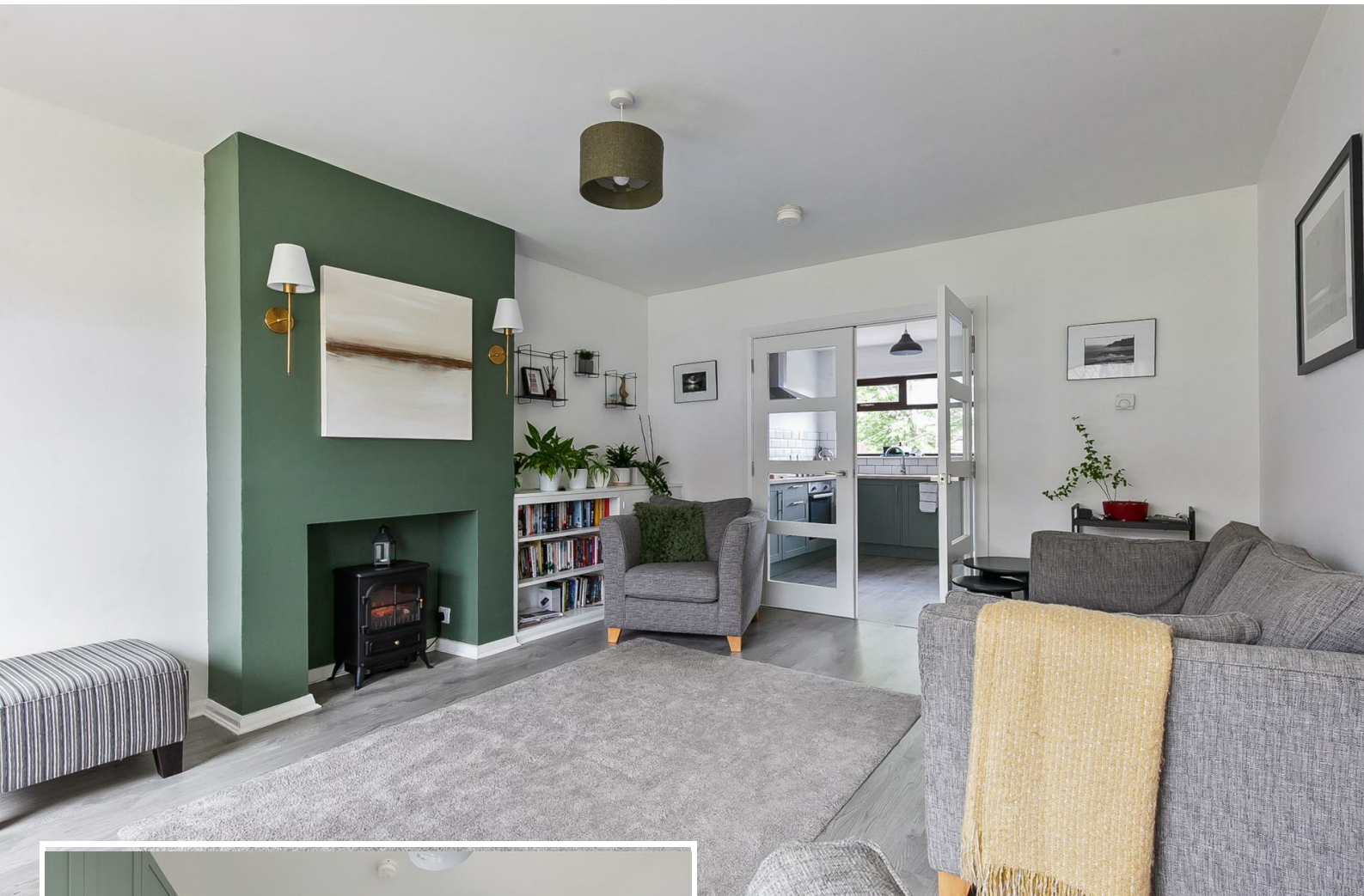
- Semi Detached Bungalow
- Lounge
- Deluxe Bathroom; White Suite
- Private Driveway
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Large Attached Garage
- Planning Permission For Roof Space Conversion

Offers Over £189,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Access to cloakroom. Access to floored roof space via slingsby style ladder (with planning permission for additional rooms and bathroom).

#### LOUNGE 15'10" x 12'6"

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:



## KITCHEN 11'2" x 10'6"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven, dishwasher and space for fridge freezer. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

## BEDROOM 1 11'1" x 10'11"

Wood laminate floor covering.

## BEDROOM 2 11'0" x 7'10"

Wood laminate floor covering.

## BEDROOM 3 8'5" x 8'0"

Wood laminate floor covering.

## DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled main shower with drench shower head and glass shower screen over bath. Towel radiator. Fully panelled walls. Wood laminate floor covering.

## EXTERNAL

Double gates leading to generous sized paved driveway. Front garden finished in lawn and range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished mainly in lawn.

Outside tap.

## LARGE MATCHING ATTACHED GARAGE

### 22'8" x 9'2"

Up and over door. Separate, PVC double glazed service door to rear garden. Power, light, gas fired central heating boiler, and plumbed for automatic washing machine.

## 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 refurbished, three bedroom, semi detached bungalow with large attached garage, situated within a popular residential area of Glengormley, Newtownabbey.**

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

**Externally, the property enjoys private driveway, large attached garage, and gardens front and rear.**

**Other attributes include gas heating, PVC double glazing, convenient location, and planning permission for full roof space conversion.**

**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>85</b> |
| (69-80) <b>C</b>                            | <b>71</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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