



109 Glenvarna Drive, Newtownabbey, BT36 5JQ

- Mid Terrace Property
- Lounge
- New High Gloss Kitchen
- Oil Heating
- Low Maintenance Gardens

- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom With White Three Piece Suite
- New PVC Double Glazing and External Doors
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'2" x 13'11" (wps)

Picture window to front elevation. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 17'5" x 10'1"

Modern fitted high gloss kitchen with range of high and low level storage units, with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Access to store. Splash back tiling to walls. Wood laminate floor covering to dining area. Access to under stairs storage area. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'0" x 9'1"

Built in wardrobe. Access to hot press. Wood laminate floor covering.

BEDROOM 2 10'9" x 10'3"

Wood laminate floor covering. Built in wardrobe.

BEDROOM 3 8'9" x 8'1" (wps)

Built in wardrobe. Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Drench shower head and glass shower screen over bath. Fully panelled walls.

EXTERNAL

Low maintenance front garden finished in decorative stone and shrubs.

Low maintenance, fully enclosed rear garden finished in decorative stone.

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.





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William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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Recently refurbished, three bedroom, mid terrace property, located within the popular Glenvarna area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge, kitchen with informal dining area, three well proportioned bedrooms and bathroom with white three piece suite. Externally the property enjoys low maintenance gardens front and rear. Other attributes include oil heating, new high gloss kitchen, and new PVC double glazed windows and external doors. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	45	
(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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