COLIN GRAHAM RESIDENTIAL

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7 Glencoe Park, Newtownabbey, BT36 7PT

- Detached Family Home
- Spacious Lounge; Studio With Fitted Bar
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Elevated Views Towards Belfast Lough
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Low Maintenance Gardens
- Convenient Location

Offers Around £350,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood front entrance door with glazed panel inset. Tiled floor. Glazed, panelled door leading into:

ENTRANCE HALL

Tiled floor. Stairwell leading to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising circular wash hand basin and concealed cistern WC. Part tiled walls. Tiled floor. Heated towel radiator.

LOUNGE 25'4" x 11'11" (plus bay)

Focal point decorative fireplace with tiled mantle and matching hearth. Timber flooring. Dual aspect windows with box bay window to front elevation. Dual access from entrance hall.

KITCHEN THROUGH DINING 25'3" x 12'1" (plus bay)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Breakfast bar island with range of low level storage units and drawers. Four ring touch screen hob and separate two ring touch screen hob inset to island with stainless steel extractor canopy over. Integrated, twin, eye level ovens. Space for American style fridge freezer. Integrated dishwasher. Dual aspect windows with box bay window to front elevation. Splashback tiling to walls. Tiled floor. Recessed spotlights. Open arch to:

REAR HALLWAY

Tiled floor. Recessed spotlights. Access into utility room. Glazed, panelled double doors into:







STUDIO / BAR 12'4" x 11'5"

Timber flooring. Fitted bar area. Light, power and radiator. PVC double glazed door leading to enclosed patio area.

UTILITY ROOM 6'3" x 6'3"

High level storage units and melamine work surface benches. Ceramic sink unit with mixer tap over. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Tiled floor. Part tiled walls. PVC double glazed door leading to enclosed paved patio area. Open arch into:

REAR HALL

Tiled floor. Recessed spotlight. Access to built in store. Hardwood, glazed rear door.

FIRST FLOOR

LANDING

Access to roof space. PVC double glazed, stained glass window to rear elevation.

BEDROOM 1 16'4" x 12'1" (wps)

PVC double glazed picture window to front elevation, enjoying elevated views towards Belfast Lough and County Down coastline.

BEDROOM 2 12'8" x 11'10"

Dual aspect windows with picture window to front elevation enjoying elevated views towards Belfast Lough and County Down coastline.

BEDROOM 3 11'11" x 9'10"

PVC double glazed picture window to side elevation.

BEDROOM 4 8'7" x 6'9"

Elevated views towards Belfast Lough and County Down coastline.

FULLY TILED FAMILY BATHROOM 11'10" x 8'9"

White, four piece suite comprising corner panelled bath, separate shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator. Access to shelved hot press.

EXTERNAL

Generous sized private driveway area finished in tarmac.
Low maintenance front garden finished mainly in paved patio (timber decking has been removed after the photographs were taken).
Separate enclosed patio areas to both sides of dwelling.
External lighting.

IMPORTANT NOTICE 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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.







Spacious, four bedroom, two reception, detached family home, occupying an elevated site enjoying views towards Belfast Lough and County Down Coastline, conveniently located in the Bellevue area, Antrim Road, Newtownabbey.

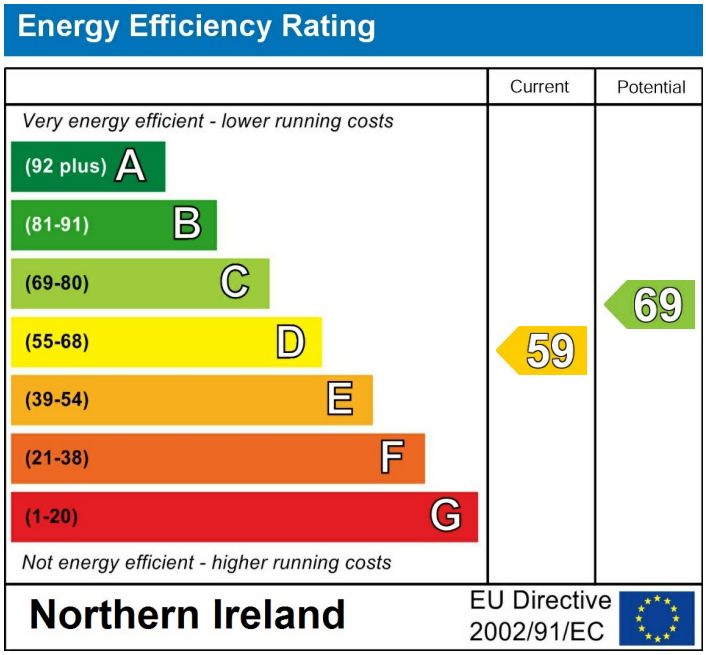
The property comprises entrance porch, entrance hall, furnished cloakroom, entertainment sized lounge with focal point decorative fireplace, kitchen through dining room with glazed panelled doors leading into studio with fitted bar area, separate utility room, four well proportioned first floor bedrooms, and fully tiled family bathroom with four piece suite.

Externally, the property enjoys generous sized private driveway, enclosed dog run area, and low maintenance gardens finished in paved and tiled patio areas.

Other attributes include gas fired central heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.





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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