COLIN GRAHAM RESIDENTIAL

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14 Glenkyle Avenue, Newtownabbey, BT36 6SR

- Well Presented Detached Home
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Attached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Solid Fuel Central Heating
- Private Driveway
- Gardens Front and Rear

Offers Over £189,950

EPC Rating E

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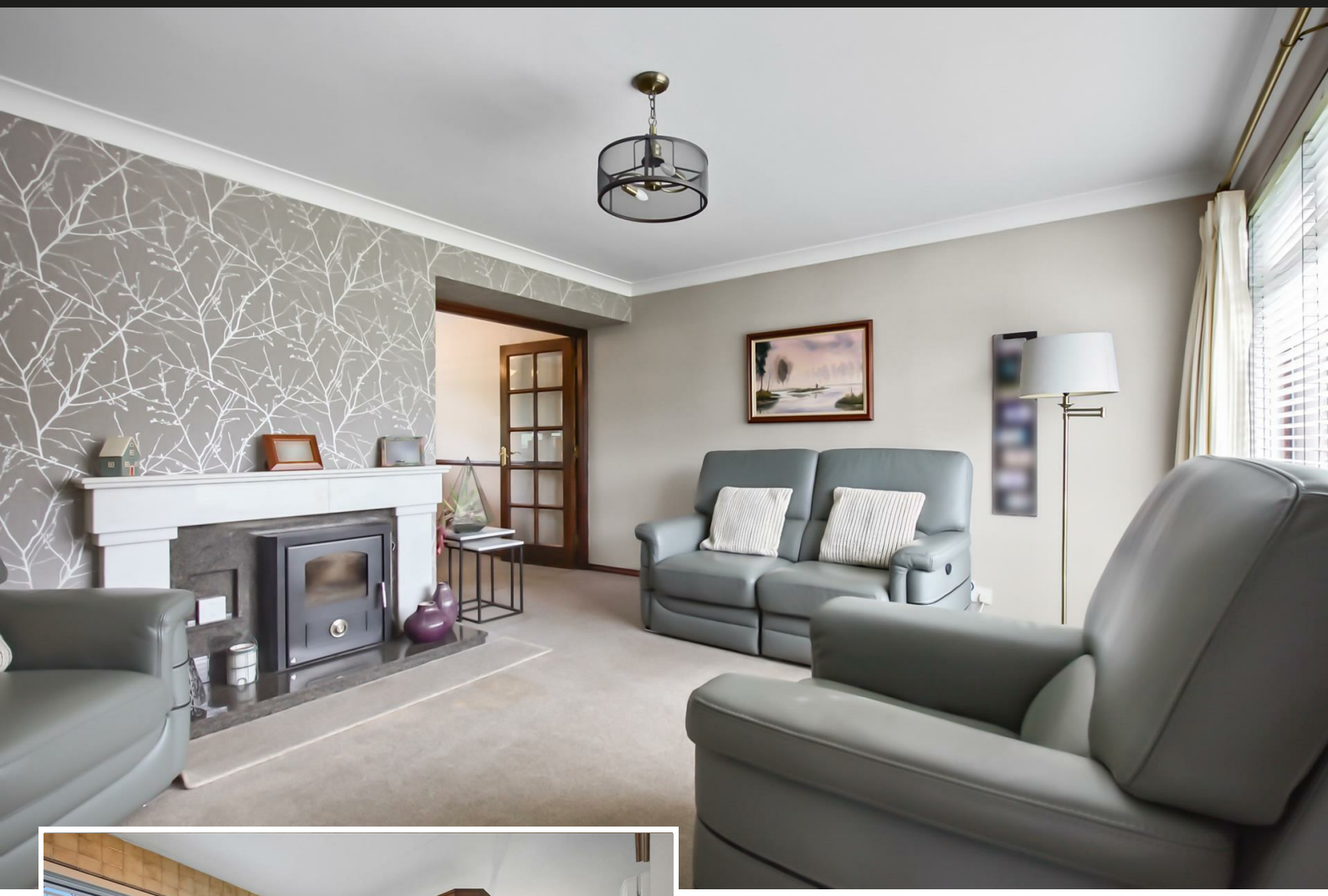


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor.

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

Glass fronted fire with granite fireplace, matching hearth and contrasting marble surround. Picture window to front elevation. Glass panelled French doors leading to:

KITCHEN THROUGH DINING ROOM 17'10" x 10'11" (wps)

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven. Plumbed and space for dishwasher. Space for fridge freezer and washing machine. Part tiled walls. Access to under stairs store. Tiled floor to kitchen area. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 11'6" x 10'1" plus wardrobe space

Comprehensive range of fitted wardrobes and storage units.

BEDROOM 2 10'0" x 9'5"

BEDROOM 3 8'6" x 7'6" (wps)

Dual aspect windows. Built in wardrobe/store.

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled main shower unit. Chrome towel radiator.

EXTERNAL

Double gates leading to paved private driveway area.
Front garden finished in lawn and range of plants, trees and shrubbery,
PVC entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, patio areas and range of plants, trees and shrubbery.
Outside tap.

ATTACHED GARAGE 19'3" x 7'10"

PVC coated roller shutter door. Separate service door to rear garden. Power and light.

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.

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.

[redacted]

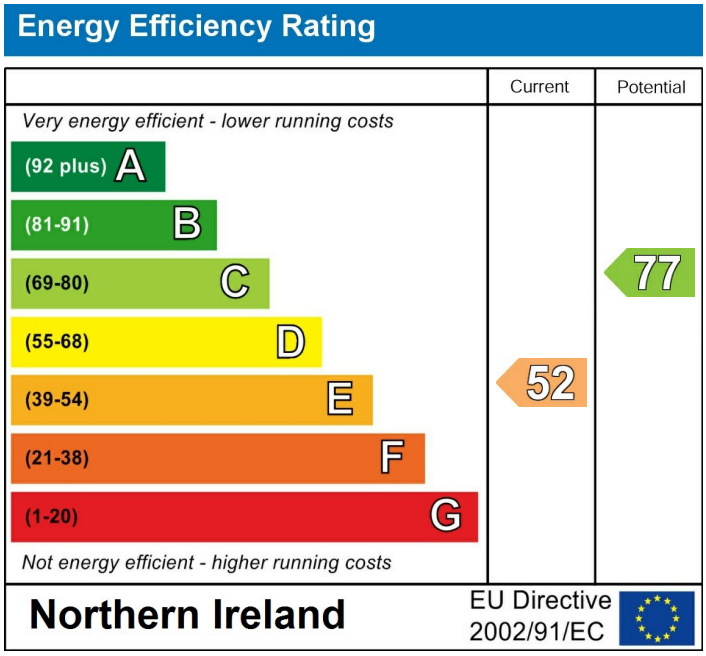
Well presented, three bedroom, detached home with attached garage, situated within the popular Carnmoney area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, and deluxe fully tiled bathroom, with contemporary, white, three piece suite.

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

Other attributes include solid fuel central heating, PVC double glazing, and convenient location.

Early interest 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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