



7 Glen Court, Newtownabbey, BT36 5EH

- Top Floor Duplex Apartment
- Open Plan Living / Kitchen / Dining
- Bathroom With Three Piece Suite
- Gated Development
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Parking Area
- Open To Cash Offers Only

Offers Over £99,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Oak veneer internal doors.

OPEN PLAN LIVING / KITCHEN / DINING

18'4" x 17'11" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering throughout. Twin picture windows to front elevation. Intercom phone handset. Stairwell leading to first floor.



BEDROOM 2 11'5" x 8'8" (plus robes)

Wood laminate floor covering. Built in double wardrobe with sliding timber doors.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit over bath. Part tiled walls. Tiled floor. Built in store with gas fired central heating boiler.

FIRST FLOOR

LANDING

Wood laminate floor covering.

BEDROOM 1 15'7" x 14'8" (wps)

Wood laminate floor covering. Access to built in store, into eaves storage and roof space.



EXTERNAL

Remote controlled, power operated double gates and separate gated pedestrian access, leading to communal parking area finished in brick pavior. Paved service area. External lighting.

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.





Well presented, own door, top floor duplex apartment, situated within the gated and conveniently located development of Glen Court, Antrim Road, Newtownabbey, within walking distance to shops, public transport routes, and local amenities of Glengormley village.

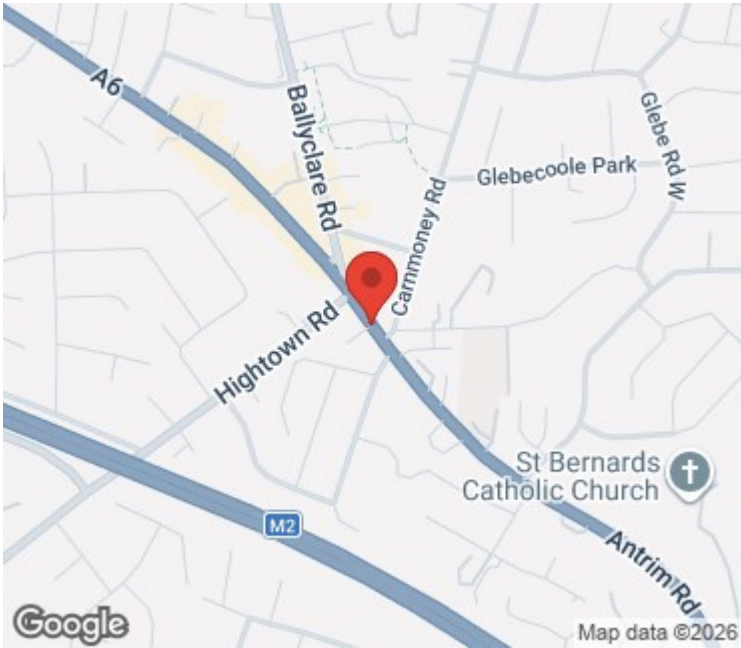
The property comprises private entrance hall, open plan living/kitchen/dining with twin picture windows to front elevation and stairwell leading to first floor bedroom, modern fitted kitchen, two well proportioned bedrooms, and bathroom with white three piece suite.

Externally the property enjoys communal parking area finished in brick pavior accessed via remote controlled, power operated, double gates.

Other attributes include gas fired central heating (underfloor heating to ground floor), PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.

Open to cash offers only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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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