

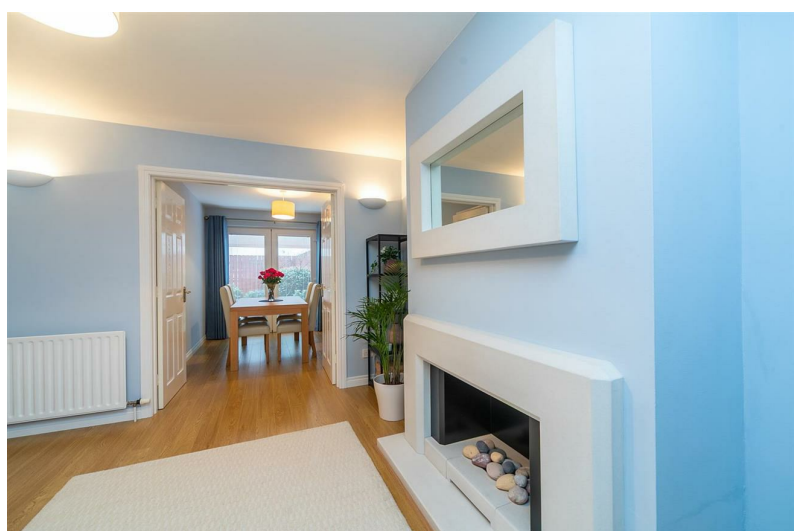
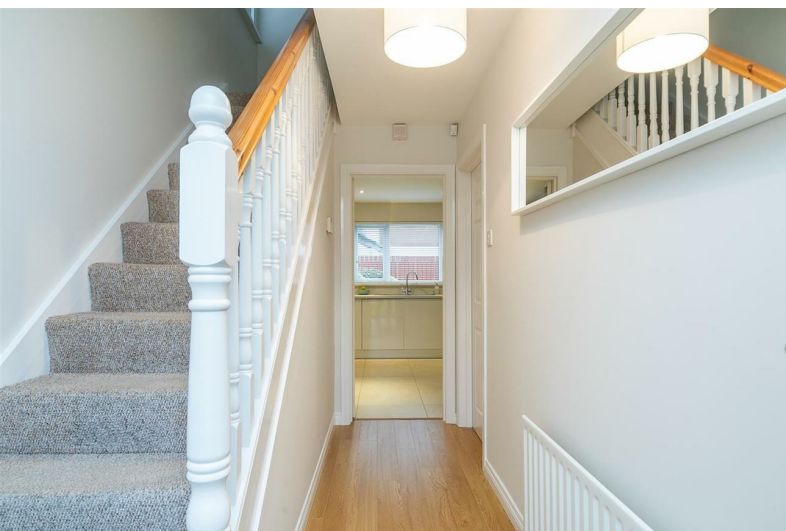


## 24 Glenabbey Crescent, Newtownabbey, BT37 0YS

- Spacious, Immaculately Presented Semi D
- Kitchen With Informal Dining Area
- Fully Tiled Bathroom; White Suite
- Double Glazing
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Oil Heating
- Private Driveway
- Convenient Location

Offers Over £199,950

EPC Rating D



24 Glenabbey Crescent, Newtownabbey, BT37 0YS



**COLIN  
GRAHAM  
RESIDENTIAL**  
...WE SELL HOUSES

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

#### LOUNGE 12'10" x 12'7" (plus bay)

Bay window to front elevation. Contemporary gas fire. Wood laminate floor covering. Double doors leading to:

#### DINING ROOM 11'5" x 7'8"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

**KITCHEN WITH INFORMAL DINING AREA  
11'2" x 11'1"**

Modern fitted white gloss kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen with ceramic hob with stainless steel extractor hood over. Integrated oven. Matching upstands to walls. Tiled floor. Access to under stairs store. PVC double glazed external door.

**FIRST FLOOR**

**LANDING**

Access to roof space.

**BEDROOM 1 15'0" x 9'6" (wps)**

**BEDROOM 2 12'2" x 8'10" (wps)**

**BEDROOM 3 11'5" x 9'6" (wps)**

**FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Access to shelved hot press.

**EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

Entrance porch.

External lighting.

Fully enclosed rear garden finished in lawn and range of plants, trees and shrubbery.

Double gates accessing further driveway area,

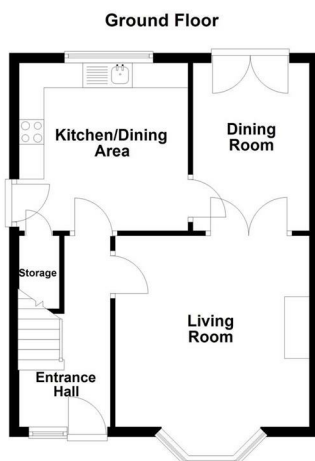
Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

**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.





24 Glenabbey Crescent, Newtownabbey



**Spacious, immaculately presented, three bedroom, semi detached home, occupying a cul-de-sac position within the popular Glenabbey development, Glenville Road, Newtownabbey.**

**The property comprises entrance hall, bay fronted lounge with gas fire, dining room, kitchen with informal dining area, modern fitted kitchen, three well proportioned bedrooms, and fully tiled bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway, front garden, and fully enclosed rear garden.**

**Other attributes include oil heating, double glazing, and convenient location.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>61</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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