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# 3 Glanroy Crescent, Newtownabbey, BT37 9JZ

- End Terrace Property
- Lounge
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Gardens Front, Side and Rear
- Immaculately Presented Throughout

Offers Over £119,950

EPC Rating D

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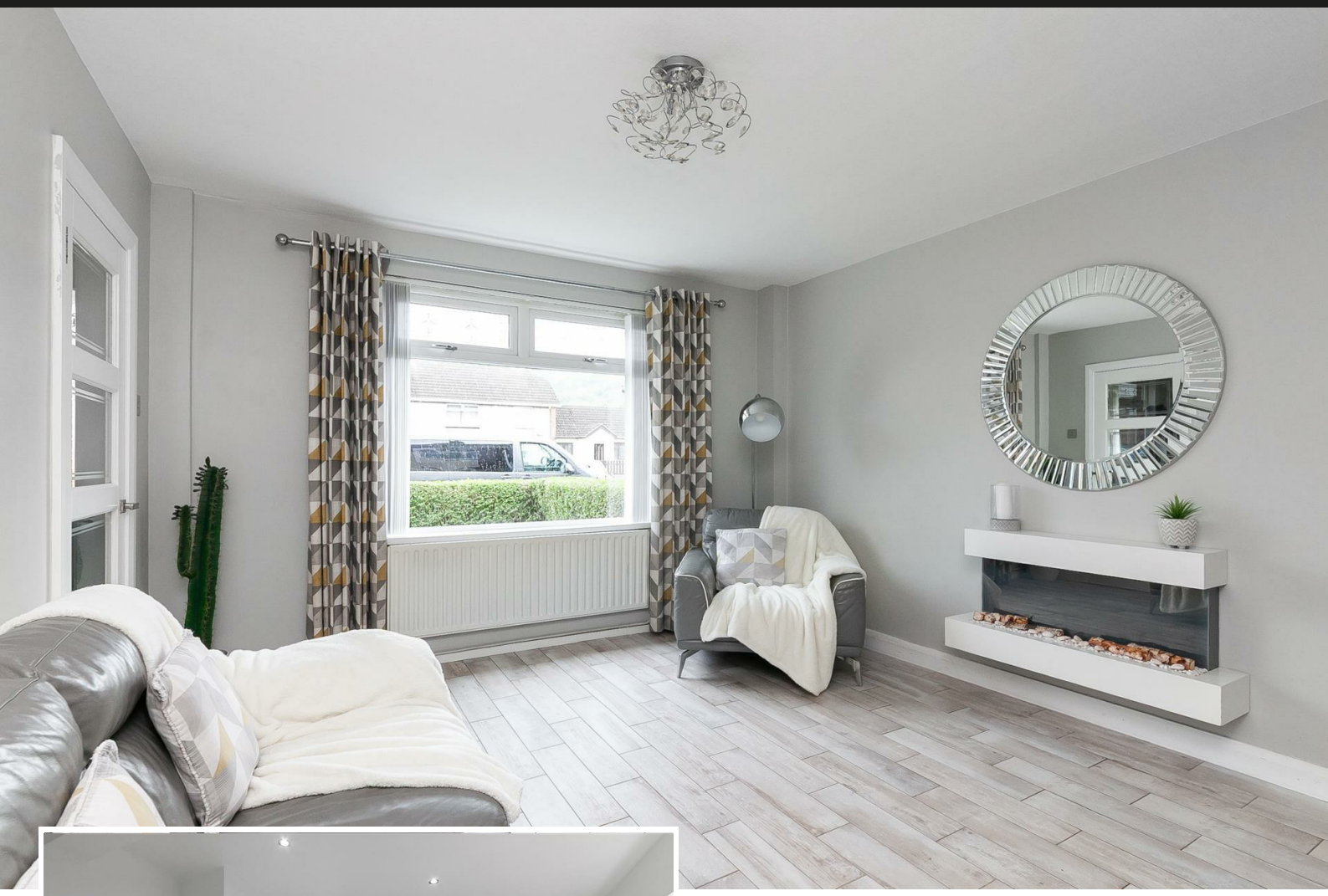
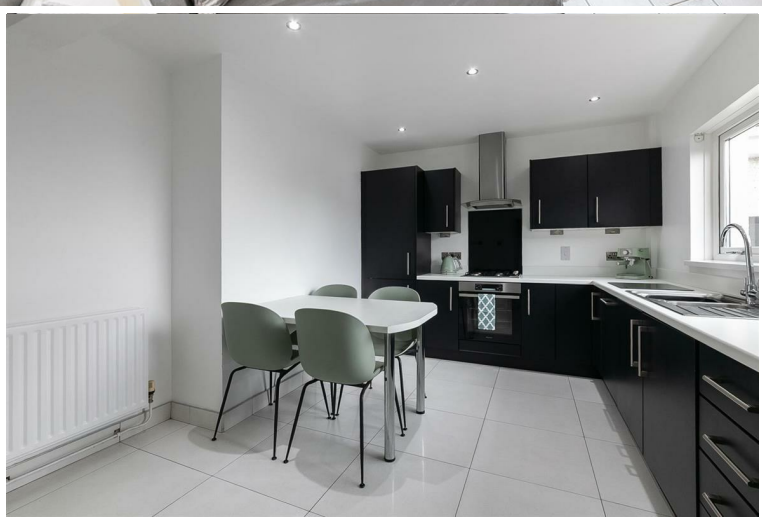




## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Access to understairs store. Glass panelled doors leading to lounge and kitchen.

### LOUNGE 12'11" x 12'0" (plus recess)

Contemporary, wall mounted, focal point fireplace. Picture window to front elevation. Tiled floor.

[redacted]

[redacted]

## KITCHEN WITH INFORMAL DINING AREA 15'3" x 11'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and extractor hood over. Integrated, oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. Glass panelled door leading to:

## REAR HALL

Tiled floor. PVC double glazed door to rear garden.

## FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink.

## FIRST FLOOR

## LANDING

Access to shelved store and roof space.

## BEDROOM 1 14'10" x 12'0" (wps)

## BEDROOM 2 12'1" x 9'8" (wps)

Built in wardrobe/store.

## BEDROOM 3 9'11" x 9'1" (wps)

## DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Tile effect panelling to walls. Tiled floor.

## EXTERNAL

Front and side gardens finished in lawn.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Low maintenance, fully enclosed rear garden finished in paved patio area and concrete.
Outside tap.
Garden store.
Utility store.

## 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.

[redacted]

***Immaculately presented, three bedroom, end terrace property, situated within the Rathcoole area of Newtownabbey.***

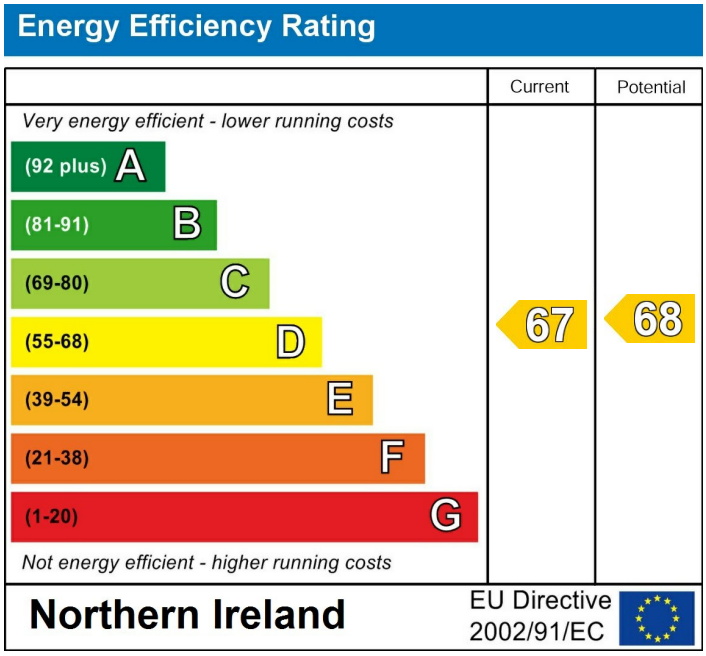
***The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, furnished cloakroom, three well-proportioned bedrooms, and deluxe bathroom, with contemporary, white, three piece suite.***

***Externally, the property enjoys garden areas to front, side and rear.***

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

***Ideal first time buy / buy to let investment alike.***

***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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