

9 Glebecoole Park, Newtownabbey, BT36 6HX

For Sale
Offers Over
£109,950

An excellent opportunity to purchase this 3 bedroom semi-detached villa located in a popular and convenient location. The property will offer an excellent first time buy and we encourage early viewing to avoid disappointment.



Energy Efficiency Rating F.

T: 028 9080 0000





Address: 9 Glebeville Park, NEWTOWNABBEY, County Antrim, BT36 6HX
 PIN: 9445-9522-6120-4912-2986

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<small>Best energy efficient - lower running costs</small>					
A	92-100		<small>Very environmentally friendly - lower CO₂ emissions</small>		
B	81-91		B	61-80	
C	69-80		C	51-60	
D	55-68		D	41-50	
E	39-54		E	31-40	
F	21-38	32	F	21-30	
G	1-20		G	1-20	28
<small>Worst energy efficient - higher running costs</small>					

- Semi-detached villa in a popular residential area
- 3 Bedrooms
- Fitted kitchen
- Ground floor white bathroom suite with electric shower
- Double glazing in uPVC frames
- Oil fired central heating
- Garage (27' 7" x 7' 2")
- Gardens front and rear



The property comprises of

GROUND FLOOR

RECEPTION HALL uPVC glazed door.

LOUNGE 14' 6" x 10' 10" (4.42m x 3.3m)
Feature fireplace, laminate wood flooring, cornicing.
Through to;

KITCHEN 12' 0" x 10' 9" (3.66m x 3.28m)
Range of high and low level units, rounded edge
worksurfaces, inlaid hob unit and fan assisted oven,
extractor fan, single drainer sink unit, vegetable sink,
cornicing, glazed display unit, housing for fridge /
freezer, wall tiling, concealed lighting, casual dining
area.

INNER HALLWAY Understair storage, hotpress.

BATHROOM White bathroom suite, panelled bath
with mixer tap, electric shower, folding shower screen,
wall tiling, low flush WC, cornicing.

FIRST FLOOR

LANDING Access to partially floor roofspace with
light, approached by slingsby type ladder.

BEDROOM (1) 14' 9" x 10' 6" (4.5m x 3.2m)
Views of Cavehill.

BEDROOM (2) 10' 4" x 7' 10" (3.15m x 2.39m)

BEDROOM (3) 9' 8" x 7' 0" (2.95m x 2.13m)

OUTSIDE

Front in lawn, tarmac driveway.
Rear in lawn, plants, trees and shrubs, outside light
and tap, oil storage tank.

GARAGE 27' 7" x 7' 2" (8.41m x 2.18m)
Up and over door, light and power, oil fired burner,
plumbed for washing machine.



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Integrity
Respect**

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As a local, family-owned business we are proud to serve our clients and community.

**Please
call in or
contact us
for any
advice**

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