

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 Glebeclode Park, NEWTOWNABBIEY, County Antrim, BT36 6HX
PNR: 9445.0522-9120-4912-2996

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A 91 plus</p> <p>B 81 plus</p> <p>C 61-80</p> <p>D 55-60</p> <p>E 51-54</p> <p>F 41-50</p> <p>G 1-40</p> <p>Least energy efficient - higher running costs</p>					
		74			
		32			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A 92 plus</p> <p>B 81-91</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 50-54</p> <p>F 31-50</p> <p>G 1-30</p> <p>Not environmentally friendly - higher CO₂ emissions</p>					
			69		
			28		

- 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.



McMillan

jimmcmillan.co.uk

Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

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

Please
call in or
contact us
for any
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



facebook.com/mcmillanestates

Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

