

11 Glenvarna Walk, Newtownabbey, BT36 5JE

For Sale
Offers Over
£92,950

Attention first time buyers and investors! This is an excellent opportunity to purchase this three bedroom end terrace home located in the popular Glenvarna area. The property is well presented and offers convenience to a wide range of local amenities including shops, schools and public transport routes. Early viewing is advised as homes in this location rarely remain on the market for long.



Energy Efficiency Rating E.

T: 028 9080 0000





Address: 11 Glenvarna Walk, NEWTOWNABBEEY, County Antrim, BT36 5JE
 URN: 0364-2999-0850-9993-1735

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - base running costs</div> <div> <div>A 92 plus</div> <div>B 81-91</div> <div>C 69-80</div> <div>D 55-68</div> <div>E 44-54</div> <div>F 31-43</div> <div>G 1-30</div> </div> </div>			
43	69	38	63
<div> <div>Very environmentally friendly - base CO₂ emissions</div> <div> <div>A 10 plus</div> <div>B 10-40</div> <div>C 40-60</div> <div>D 60-80</div> <div>E 80-100</div> <div>F 100-120</div> <div>G 120-140</div> </div> </div>			

- End terrace property in a popular residential location
- 3 Bedrooms (All with built-in robes)
- Lounge with laminate wood flooring
- Shaker style kitchen with integrated appliances
- Modern white shower room
- Double glazing in uPVC frames
- Oil fired central heating
- Enclosed garden to rear



The property comprises of

GROUND FLOOR

ENTRANCE HALL uPVC front door.

LOUNGE 14' 0" x 13' 10" (4.27m x 4.22m)
Laminate wood flooring.

KITCHEN 11' 10" x 10' 1" (3.61m x 3.07m)
Range of high and low level Shaker style units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built-in stainless steel double oven and hob unit, extractor fan and canopy, integrated fridge / freezer, integrated washing machine, wall tiling.

REAR HALL Understair storage, uPVC door to rear.

FIRST FLOOR

BEDROOM (1) 10' 7" x 10' 1" (3.23m x 3.07m)
(Plus built-in robe) Hotpress with copper cylinder.

BEDROOM (2) 12' 2" x 8' 11" (3.71m x 2.72m)
Laminate wood flooring, built-in robes.

BEDROOM (3) 8' 9" x 8' 3" (2.67m x 2.51m)
(Including built-in robe) Laminate wood flooring.

SHOWER ROOM Modern shower room comprising of glazed shower cubicle with Bristan electric shower, vanity unit sink, low flush WC, PVC panelled walls, PVC panelled ceiling, recessed downlighters, extractor fan, chrome heated towel rail.

OUTSIDE

Front in lawn.

Enclosed to rear in lawn, paved patio area, PVC oil storage tank, outside light and tap.



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Please
call in or
contact us
for any
advice

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