

**354 Glebe Road,
Newtownabbey, BT36 6RL**

For Sale
Offers Over
£129,950

This is a most unique semi-detached villa situated in a quiet and highly regarded residential area close to excellent schools, shops and public transport facilities. The property is presented to an exacting standard throughout and should be viewed at the earliest opportunity.



Energy Efficiency Rating E.

T: 028 9080 0000





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

- Attractive semi-detached villa in a popular residential area
- 3 Bedrooms
- Open plan lounge and dining room
- Modern fitted kitchen with built-in appliances
- Modern white bathroom suite
- Double glazing in uPVC frames
- Oil fired central heating
- Garage (17' 0" x 7' 10")
- Highest presentation throughout



The property comprises of

GROUND FLOOR

RECEPTION HALL uPVC front door and glass side panels, understair storage.

LOUNGE 12' 1" x 10' 5" (3.68m x 3.18m)

Laminate wood flooring, feature cast iron fireplace with attractive marble surround and granite hearth. Open plan to;

DINING ROOM 11' 6" x 10' 7" (3.51m x 3.23m)

Laminate wood flooring, patio doors to rear.

KITCHEN 8' 0" x 7' 6" (2.44m x 2.29m)

Built-in units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, dishwasher, built-in oven and hob units, stainless steel extractor fan, ceramic tiled flooring, pine panelled ceiling.

FIRST FLOOR

LANDING Hotpress.

BEDROOM (1) 12' 0" x 10' 5" (3.66m x 3.18m)

Laminate wood flooring, built-in robe.

BEDROOM (2) 11' 6" x 10' 5" (3.51m x 3.18m)

Laminate wood flooring.

BEDROOM (3) 8' 11" x 7' 10" (2.72m x 2.39m)

Laminate wood flooring.

BATHROOM Modern white suite comprising of panelled bath with mixer tap, electric shower and screen, low flush WC, pedestal wash hand basin, fully tiled walls, uPVC ceiling. Hotpress with copper cylinder.

OUTSIDE

Front in lawn, plants, trees and shrubs.

Rear in lawn, paved patio area, light and tap, oil storage tank. Boiler house with oil fired boiler.

GARAGE 17' 0" x 7' 10" (5.18m x 2.39m)

Up and over door, plumbed for washing machine.



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Please
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