

32 Tobar-glen, Newtownabbey, BT36 6UG

For Sale
Offers Over
£179,950

This is an attractive mid-townhouse situated in a quiet and highly regarded residential area of Glengormley close to excellent schools, shops, public transport facilities and the Valley Park. The property offers bright, spacious family accommodation which is enhanced by a host of attractive features and extras which may only be fully appreciated by internal inspection. Early viewing is advised.



Energy Efficiency Rating D.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		

- Spacious mid-townhouse in a highly regarded residential area
- 4 Bedrooms
- Spacious lounge with laminate wood flooring and feature fireplace
- Fitted kitchen with built-in appliances
- Recently fitted white bathroom suite and cloakroom
- Utility room
- Phoenix gas central heating
- Double glazing in uPVC frames
- Spacious garage with access to first floor
- Alarm system



GROUND FLOOR

RECEPTION HALL: Access to garage, alarm system.

UTILITY ROOM: 13' 0" x 7' 6" (3.96m x 2.29m) Built-in units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, extractor fan.

FIRST FLOOR

CLOAKROOM: WC, vanity unit, heated towel rail, laminate wood flooring, uPVC panelling, extractor fan, cornicing, downlighters.

LOUNGE: 15' 3" x 14' 0" (4.65m x 4.27m) Feature fireplace with gas fire, laminate wood flooring.

KITCHEN: 19' 4" x 10' 4" (5.89m x 3.15m) Built-in units, rounded edge worksurfaces, single drainer stainless steel sink unit with mixer tap, dishwasher, breakfast bar, built-in oven, inlaid hob unit, stainless steel extractor fan, luxury floor tiling, French doors.

SECOND FLOOR

LANDING: Built-in storage.

BEDROOM (1): 12' 10" x 10' 4" (3.91m x 3.15m) Built-in robe.

BEDROOM (2): 11' 8" x 10' 3" (3.56m x 3.12m) Laminate wood flooring.

BEDROOM (3): 7' 6" x 7' 1" (2.29m x 2.16m)

BEDROOM (4): 10' 1" x 9' 3" (3.07m x 2.82m) (At max) Laminate wood flooring.

BATHROOM: White suite comprising of panelled bath with mixer tap, glazed shower screen, vanity unit, WC, heated towel rail, laminate wood flooring, PVC ceiling, downlighters.

OUTSIDE

Rear in lawn

Extensive raised paved patio area

Light and tap

Car parking space

GARAGE: 24' 5" x 14' 2" (7.44m x 4.32m) Roller up and over door, gas boiler.



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