

## 2 Glenelm Park, Newtownabbey, BT36 6DX

**For Sale**  
Offers Over  
**£109,950**

An excellent opportunity to purchase this Semi Detached Villa located in a highly popular residential cul de sac. The property is in need of modernisation throughout and will appeal to both DIY enthusiasts and investors. We recommend early viewing as homes in this location rarely remain on the market for long.



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		71   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

- Semi Detached Villa in popular residential cul de sac
- 3 Bedrooms
- Lounge
- Fitted kitchen open to dining room
- White bathroom suite
- Double glazing in uPVC Mahogany effect frames
- Economy 7 heating
- Detached Garage
- Spacious corner site
- In need of modernisation



## FIRST FLOOR

**ENTRANCE PORCH:** Panelling

### ENTRANCE HALL

**LOUNGE:** 13' 8" x 12' 11" (4.17m x 3.94m) Stone fireplace and tiled hearth, wired for wall lights

**DINING ROOM:** 9' 11" x 9' 11" (3.02m x 3.02m) Under stair storage, hot press with insulated copper cylinder, part wall panelling

**KITCHEN:** 9' 9" x 6' 8" (2.97m x 2.03m) Range of high and low level units, double drainer stainless steel sink unit, plumbed for washing machine, cooker point, wall tiling, part panelled walls

**REAR HALL:** Ceramic tiled floor, panelled walls

## FIRST FLOOR

**LANDING:** Access to roof space

**BEDROOM (1):** 13' 0" x 9' 7" (3.96m x 2.92m)

**BEDROOM (2):** 10' 2" x 9' 11" (3.1m x 3.02m)

**BEDROOM (3):** 10' 0" x 7' 3" (3.05m x 2.21m)

**BATHROOM:** White suite comprising of panelled bath, pedestal wash hand basin, low flush WC, wall tiling, Dimplex wall mounted heater

### OUTSIDE

Front in lawn, driveway

Paved to side

Enclosed garden to rear in lawn, plants and shrubs

uPVC fascia and rainwater goods

Outside tap

**GARAGE:** 19' 1" x 9' 11" (5.82m x 3.02m) Up and over door, light and power



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Integrity  
Respect**

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**Please  
call in or  
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for any  
advice**

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