

## 14 Swanston Avenue, Newtownabbey, BT36 5DS

**For Sale**  
Offers In Region Of  
**£169,950**

This is a bright, spacious semi detached villa which has been extended by the current owner to provide excellent family accommodation. The property is situated in a quiet and highly regarded residential area of Glengormley which experiences strong demand and will suit a growing family. Our clients have spent a great deal of time, effort and expense in creating an outstanding home which must be viewed to be appreciated. We strongly recommend full internal inspection.



Energy Efficiency Rating D.

**T:** 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	68   D
39-54	E		
21-38	F		
1-20	G		

- Extended semi detached villa in popular residential area
- 3 Bedrooms
- 2 Reception rooms
- Fitted kitchen with built in appliances
- Spacious bathroom with modern white suite and separate shower
- Phoenix gas central heating
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Detached garage
- Approx 1200 sq ft



## GROUND FLOOR

**RECEPTION HALL:** Parquet flooring, under stair storage, cloaks

**DINING ROOM:** 12' 5" x 11' 7" (3.78m x 3.53m)  
Laminate wood flooring, tiled feature fireplace

**LOUNGE:** 19' 7" x 11' 4" (5.97m x 3.45m)  
Laminate wood flooring, double glazed patio doors, feature brick fireplace and railway sleeper mantel

**KITCHEN:** 16' 1" x 8' 7" (4.9m x 2.62m)  
Range of built in units, round edge work surfaces, modern sink unit with mixer taps, vegetable sink, plumbed for dishwasher, double oven with hob unit, concealed lighting, extractor fan, ceramic tiled flooring

## FIRST FLOOR

**LANDING:** Built in robe

**BEDROOM (1):** 12' 5" x 9' 7" (3.78m x 2.92m)  
Plus range of built in mirror sliderobes

**BEDROOM (2):** 12' 6" x 9' 0" (3.81m x 2.74m)  
Plus range of built in mirror slide robes, laminate wood flooring

**BEDROOM (3):** 8' 8" x 8' 3" (2.64m x 2.51m)  
Laminate wood flooring

**SPACIOUS BATHROOM:** Modern white bathroom suite, panelled bath with mixer tap, wash hand basin, low flush WC, separate controlled shower, over head rain shower, ceramic tiled flooring, uPVC ceiling, fully tiled walls, gas boiler

## OUTSIDE

Front in lawn

Rear and side in lawn, extensive paving  
uPVC fascia and rainwater goods

Generous car parking space

**DETACHED GARAGE:** 17' 7" x 9' 6" (5.36m x 2.9m)  
Light and power, plumbed for washing machine, water tap



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Integrity  
Respect**

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**Please  
call in or  
contact us  
for any  
advice**

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