

## 3 Tobar-glen, Newtownabbey, BT36 6UG

**For Sale**  
Offers Over  
**£159,950**

An excellent opportunity to purchase a modern semi detached villa in a highly popular and convenient location. The property offers excellent accommodation including 3 bedrooms (master Ensuite), spacious lounge, kitchen with casual dining area and ground floor WC. The property also benefits from a good size garden and off-street parking. This home will ideally suit a first time buyer or young family and we strongly recommend early viewing to avoid disappointment.



Energy Efficiency Rating C.

**T:** 028 9080 0000





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Red brick semi detached villa in popular and convenient residential location
- 3 Bedrooms (master with ensuite shower room)
- Lounge with feature fireplace and open fire
- Shaker style fitted kitchen open plan to casual dining area
- White bathroom suite
- Ground floor cloaks
- Double glazing in uPVC frames
- Gas fired central heating
- Enclosed garden to rear



## GROUND FLOOR

### ENTRANCE HALL

uPVC front door, laminate wood flooring

**LOUNGE:** 15' 1" x 13' 4" (4.6m x 4.06m)

Laminate wood flooring, feature granite fireplace, open fire

### INNER HALLWAY

Laminate wood flooring, under stair storage

### GROUND FLOOR CLOAKS

Low flush WC, vanity unit with sink, extractor fan

**KITCHEN:** 13' 8" x 13' 0" (at max) (4.17m x 3.96m)

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, vegetable sink, built in stainless steel oven and hob, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, recessed downlighters, casual dining area

## FIRST FLOOR

### LANDING

Storage cupboard with Worcester gas boiler

**BEDROOM (1):** 12' 1" x 9' 10" (3.68m x 3m)

### ENSUITE SHOWER ROOM

Glazed shower cubicle with thermostatically controlled shower, low flush WC, pedestal wash hand basin, tiled splashback

**BEDROOM (2):** 13' 6" x 8' 8" (4.11m x 2.64m)

**BEDROOM (3):** 9' 10" x 7' 9" (3m x 2.36m)

Including range of built in sliderobes

### BATHROOM

Modern white suite comprising of panelled bath, pedestal wash hand basin, low flush WC, wall tiling, extractor fan

### OUTSIDE

Front open plan in lawn

Side in tarmac driveway

Enclosed rear garden to rear in neat lawn



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Please  
call in or  
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