

8 Glenwell Mews, Newtownabbey,
County Antrim, BT36 7FP

Asking Price: £169,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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EPC Rating: B

Viewing Strictly By Appointment!

Description

Reeds Rains present for sale this beautiful semi detached home located within the popular and conveniently situated Glenwell Mews development, off Antrim Road, Newtownabbey. Internally, the ground floor comprises lounge and separate fitted kitchen complete with utility space and downstairs WC. Upstairs there are two well-allocated bedrooms (master with ensuite) and modern bathroom. Further benefits include gas heating, double glazing and an enclosed low maintenance rear garden. Early viewing is recommended!

Entrance Hall

Tiled flooring and feature radiator cover.

Lounge

11'1" x 10'4" (3.38m x 3.15m)
Naturally bright lounge finished with high gloss laminate flooring. Decorative radiator cover. Wired for TV.

Kitchen With Dinette

10'3" x 10'6" (3.12m x 3.2m)
Range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink. Four ring gas hob and electric oven with stainless steel extractor fan overhead with glass splashback. Integrated appliances to include fridge freezer and dishwasher. Recessed spotlights. Tiled flooring and upvc rear door to garden.

Rear Hallway / Utility Space

Stainless steel sink and mixer tap. Plumbed for washing machine. Tiled flooring.

Downstairs WC

Complete with dual flush WC and wall mounted pedestal. Tiled flooring and tiled splashback areas.

Stairs To First Floor Landing

Bedroom One

10'8" x 11'1" (3.25m x 3.38m)
Double bedroom complete with carpeted flooring.

Ensuite Shower Room

Modern three piece ensuite comprising walk in enclosure with thermostatic shower. Wall mounted wash hand basin and WC.

Bedroom Two

10' x 6'9" (3.05m x 2.06m)
Double bedroom complete with carpeted flooring.

Family Bathroom

Contemporary three piece suite comprising ceramic tiled flooring and splashbacks, bath with over head shower, dual flush WC and wall mounted wash hand basin. Tiled flooring and tiled splashback areas.

Externally

Enclosed Rear Garden

Spacious enclosed rear garden with paved patio area and generous pebbled area. Side gate access.

Customer Due Diligence

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

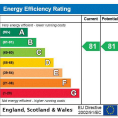
regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.