



**34 Glebecoole Park  
 Carnmoney Road, Newtownabbey, BT36 6HX**

**Offers Around  
 £154,950**

We are delighted to offer for sale this recently modernised and extremely well presented semi detached villa which is located in a very popular residential area just off the Carnmoney Road which is within walking distance to Glengormley town centre and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; tiled entrance hall, open plan lounge / kitchen / dining with modern newly installed white high gloss fitted kitchen with built in oven & hob, integrated appliances, tiled floor and PVC double glazed sliding patio doors to rear.

Upstairs there are two bedrooms and a luxury newly installed bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is a paved driveway, small garden to front and garden to rear in topsoil.

Early viewing recommended!!

# 34 Glebecoole Park

Carnmoney Road, Newtownabbey, BT36 6HX



- Semi Detached Villa
- 2 Bedrooms
- Open Plan Living
- Luxury Kitchen
- Luxury White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE / KITCHEN / DINING

21'0" x 20'11" (6.40m" x 6.38m")  
Modern newly installed range of white high gloss high and low level units, formica worktop, stanless steel single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washing machine, tiled floor, two radiators,

pvc double glazed sliding patio doors to rear

### FIRST FLOOR

#### LANDING

High gloss wood laminate flooring, radiator, access to roofspace

#### BEDROOM 1

13'6" x 11'1" at widest (4.11m" x 3.38m" at widest )  
High gloss wood laminate flooring, radiator

#### BEDROOM 2

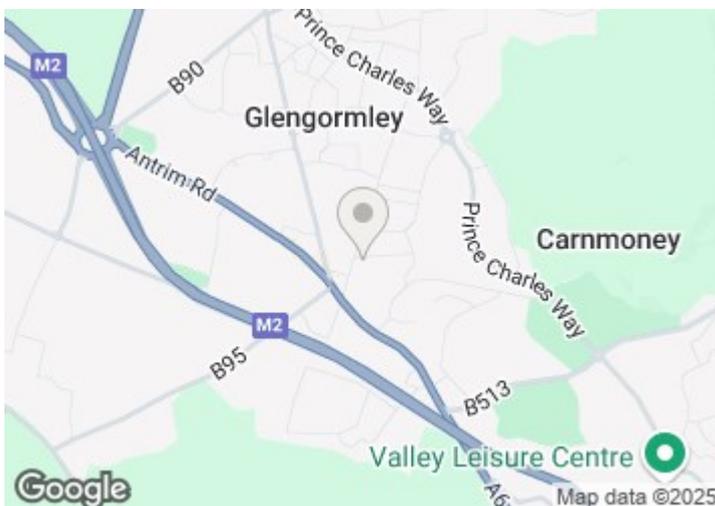
9'10" x 9'6" (3.00m" x 2.90m")  
High gloss wood laminate flooring, radiator

### BATHROOM

Luxury newly installed white suite comprising bath, vanity unit, low flush wc., large shower cubicle, thermostatic shower, fully tiled walls, tiled floor, radiator

### OUTSIDE

Paved driveway  
Small garden to front  
Garden to rear in top spoil with outhouse



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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