



ULSTER PROPERTY SALES

# UPS

## GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,  
Newtownabbey, County Antrim, BT36

028 9083 3295

glengormley@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 4 TOBAR GLEN

Glengormley  
Newtownabbey BT36

- Semi Detached Villa
- Four Bedrooms
- Lounge & Conservatory
- Fitted Kitchen / Diner
- Downstairs W.C.
- Luxury White Bathroom
- Pvc Double Glazing / Gas
- Detached Garage

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>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Over £219,950**

# 4 Tobar Glen

Glengormley, Newtownabbey, BT36 6UG



## ACCOMMODATION COMPRISES;

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage, hotpress.

#### LOUNGE

16'6" x 12'3" at widest (5.03 x 3.73 at widest)

Feature Limestone fireplace, wood laminate flooring, radiator.

#### KITCHEN / DINER

16'11" x 13'0" (5.16 x 3.96)

Modern range of high and low level fitted units with granite worktops, basin and a half inlayed sink unit, double range style cooker space with stainless steel splash back and stainless steel extractor fan. Integrated dishwasher,

fridge freezer space, wood laminate tile effect flooring, radiator.  
Open to conservatory.

#### CONSERVATORY

12'10" x 10'10" at widest (3.91 x 3.30 at widest)

Wood laminate tile effect flooring, radiator and double glazed double doors to rear.

### FIRST FLOOR

#### LANDING

Storage cupboard, access to roofspace.

#### BEDROOM 1

13'10" x 8'2" at widest (4.22 x 2.49 at widest)

Wood laminate flooring, radiator.

#### BEDROOM 2

13'9" x 8'4" at widest (4.19 x 2.54 at widest)  
wood laminate flooring, radiator.

#### BEDROOM 3

13'0" x 8'4" at widest (3.96 x 2.54 at widest)  
radiator.

#### BEDROOM 4

11'4" x 8'3" (3.45 x 2.51)

Wood laminate flooring, radiator.

#### BATHROOM

Luxury white suite comprising: bath with pull out shower attachment, wash hand basin, low flush w.c. Separate corner shower cubicle with Thermostatic shower, fully tiled walls, tiled floor and chrome heated towel rail.

### OUTSIDE

Tarmac driveway leading to a detached garage with roller shutter door, Garden to front in lawn, Paved garden to rear



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

