

## 9 Glenwell Park, Newtownabbey, BT36 7TA



- **Detached Chalet Villa**
- **4 bedrooms**
- **3 Receptions**
- **First Floor Lounge With Views of Cavehill extending to Belfast Lough**
- **Highly Regarded Established Location**
- **Large Private Mature Site**
- **Excellent Investment Opportunity**
- **Priced To Allow For Modernisation**
- **Integral Garage with Private Driveway**
- **Ground floor Family Bathroom**

**PRICE Offers Over £249,950**

*Positioned on a mature private site within the highly regarded Collinbridge area just off the Antrim Road in Newtownabbey. This spacious detached chalet benefits from a flexible living layout incorporating a spacious first floor lounge with views extending towards Cavehill & Belfast Lough and can be utilised as either 4 or 5 Bedrooms & 2 or 3 Receptions. Priced to allow for modernisation this home will appeal to the buyer searching for a property in an enviable location with potential to create their forever home.*

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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Open covered entrance porch. Front door into:

#### ENTRANCE HALL

Feature open tread staircase to first floor

#### FAMILY ROOM 13'6" x 12'4"

Feature exposed accent walls in brick. Dual window aspect. Timber clad ceiling

#### DINING ROOM 12'8" x 9'8"

Full height picture window. Exposed brick accent wall and hard wood flooring.

#### BEDROOM 1 13'8" x 10'6"

Built in twin double wardrobes with matching dresser and sink.

#### BEDROOM 2 11'0" x 8'3"

Built in single wardrobe.

#### BEDROOM 3 10'3" x 8'6"

Built in twin double wardrobes.

#### FAMILY BATHROOM

Comprising sunken bath, low flush w.c. Shower enclosure with tiled walls. Bidet. Part feature tiled & timber clad walls

#### KITCHEN 17'6" x 13'3"

Original 1970's Kitchen fitted with a range of low level units with contrasting work surfaces. Double drainer stainless steel sink unit. Integrated eye level oven with separate four ring hob. Service door into garage

#### INTEGRAL GARAGE 30'2" x 13'8"

At max. Vehicle inspection pit. Oil fired boiler. Plumbed for washing machine. Power and light.

### FIRST FLOOR

#### BEDROOM 4 12'7" x 11'9"

#### LOUNGE 23'7" x 13'6"

Full height windows with views extending towards Belfast lough and Cavehill. Feature Panelled ceiling, Part brick exposed accent walls.

#### SEPARATE WC

With low flush wc & wash hand basin. Access through to under eve storage.

### OUTSIDE

Neat garden to front in lawn. Driveway to side leading to integral garage.

Large private garden to rear in lawn screened by perimeter fence. Part paved patio area.

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>		
(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	

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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