

## 11 Glenwell Mews, Newtownabbey, BT36 7FP



- Semi Detached
- 3 Bedrooms
- 1 Reception
- Modern Contemporary Fitted Kitchen
- Modern Family Bathroom Suite
- En Suite Shower Room
- Spacious Private Garden To Rear
- PVC Double Glazed Windows and Facias
- Gas Fired Central Heating
- Popular Modern Development

### PRICE Offers Over £174,950

*Well presented throughout, this three bedroom semi detached is positioned within a popular modern development within close proximity to local shops, schools and public transport. This property enjoys a well planned living layout incorporating a modern kitchen with casual dining aspect, lounge and modern family bathroom suite. Externally there is a tarmac driveway to front with ample space for a variety of vehicles. A spacious, private garden to rear. Ideally suited to the first time buyer or young family. An early viewing is highly recommended.*

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12 Church Street  
BT41 4BA  
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51 Main Street  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Double glazed composite front door into:

### WELL PRESENTED ENTRANCE HALL

Tiled floor

### LOUNGE 13'3" x 10'9"

Picture style window. Quality laminate strip flooring

### MODERN KITCHEN WITH CASUAL DINING ASPECT 12'9" x 1

12'9" x 10'8" (3.89 x 3.26)

Equipped with a comprehensive range of high and low level units with contrasting work surfaces. 1 and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated oven with separate four ring electric hob. Overhead extractor fan housed in stainless steel canopy. Integrated fridge / freezer. Plumbed for washing machine. Part tiled walls in metro brick. Tiled floor. PVC double glazed door to rear garden.

### UTILITY 6'6" x 3'3"

Single drainer stainless steel sink unit with under sink storage cupboard. Space for free standing tumble dryer. Door to:

### FURNISHED CLOAKROOM

Comprising button flush w.c, wall mounted wash hand basin with mono bloc tap. Tiled floor

### FIRST FLOOR

Access to roofspace

### BEDROOM 1 10'2" x 9'0"

At widest points.

### MODERN EN SUITE SHOWER ROOM

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap. Quadrant shower enclosure with thermostatically controlled shower. Part tiled walls, tiled floor

### BEDROOM 2 11'4" x 9'0"

At widest points.

### BEDROOM 3 7'2" x 6'6"

Quality laminate flooring

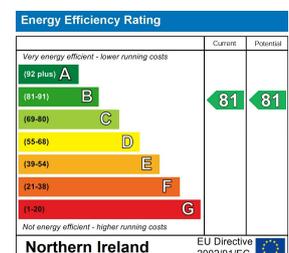
### MODERN FAMILY BATHROOM SUITE 7'2" x 6'2"

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and feature tiled accent strip. Panel bath with glass shower screen and thermostatically controlled shower attachment. Part tiled walls, tiled floor. Chrome towel radiator

### OUTSIDE

Driveway to front with ample parking for a variety of vehicles.

Private well maintained garden to rear screened by perimeter fence, laid with artificial grass for easy maintenance. Paved patio area perfect for family barbecues and evening entertaining



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



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