



4 Glenkyle Gardens, Newtownabbey, BT36 6SX

- Refurbished Semi Detached Home
- Lounge; Open Fire
- Deluxe Shower Room
- PVC Double Glazing
- Large, Matching Detached Garage
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Private Driveway
- Fully Enclosed Rear Garden

Offers Over £184,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side screens. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Tiled floor. Access to under stairs store.

LOUNGE 17'1" x 12'8" (wps)

Open fire in cast iron fireplace with granite and timber surround. Picture window to front elevation. Timber flooring. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 15'4" x 10'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven and microwave oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Part tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

BEDROOM 3 11'0" x 7'11"

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 11'6" x 9'10" (plus wardrobe space)

Access to walk in wardrobe.

BEDROOM 2 11'6" x 8'5"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway area finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

LARGE MATCHING DETACHED GARAGE 20'3" x 12'3"

PVC coated, roller, shutter door. Separate PVC service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





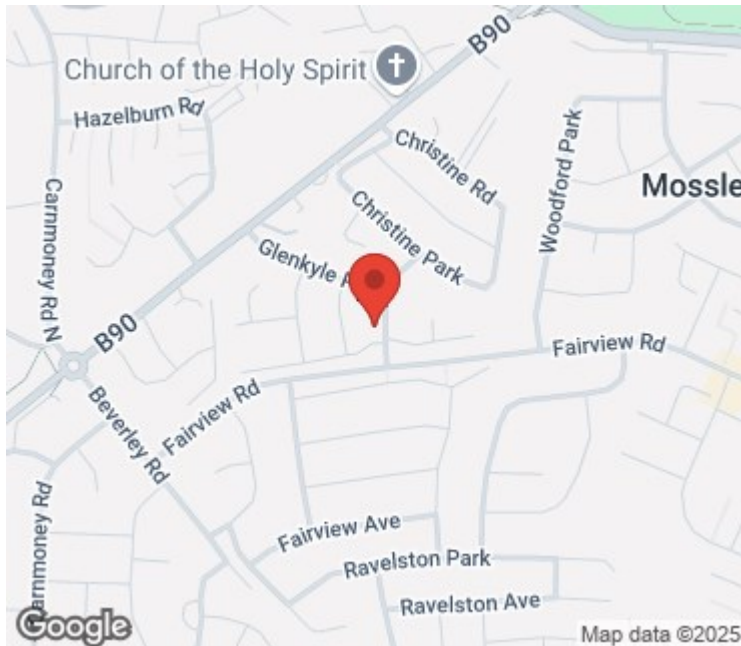
Recently refurbished, three bedroom, semi detached home, with large matching detached garage, conveniently located within the Carnmoney area of Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge with open fire, kitchen through dining room, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white three piece suite.

Externally, the property enjoys private driveway finished in tarmac, large matching detached garage, and fully enclosed rear garden, finished in lawn and paved patio area.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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