



5 Glenross Park, Newtownabbey, BT36 5GN

- Detached Family Home
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Private Driveway
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Integral Garage
- Convenient Location

Offers Over £229,950

EPC Rating D





5 Glenross Park, Newtownabbey, BT36 5GN



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, front door with hardwood, double glazed side screens. Stairwell to first floor. Access to integral garage.

#### FULLY TILED FURNISHED CLOAKROOM

Two piece suite comprising wash hand basin and WC.

#### LOUNGE 16'2" x 11'8"

Gas fire in marble fireplace with granite inset and contrasting surround. Glass panelled French doors leading to:

#### DINING ROOM 10'11" x 9'5"



## **KITCHEN WITH INFORMAL DINING AREA 19'1" x 9'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio door to rear garden.

## **UTILITY ROOM 7'4" x 5'4"**

Plumbed for automatic washing machine. Space for fridge freezer. Gas fired central heating boiler. Half tiling to walls. Tiled floor. Hardwood, double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

## **PRINCIPAL BEDROOM 14'5" x 10'5" (wps)**

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Fully tiled walls.

### **BEDROOM 2 17'4" x 9'6"**

Double doors leading to:

### **WALK-IN WARDROBE 9'6" x 7'6"**

### **BEDROOM 3 10'5" x 3'8"**

### **BEDROOM 4 9'6" x 7'9" (wps)**

Built in wardrobe/store.

### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Folding shower screen over bath.

### **EXTERNAL**

Generous sized private driveway area finished in tarmac. Front garden finished mainly in lawn. Entrance porch. External lighting. Fully enclosed rear garden finished in lawn and paved patio area. Paved service area to each side. Outside tap.

## **INTEGRAL GARAGE 19'4" x 9'6"**

Up and over door. Separate service door to house. 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.



**Well presented, four bedroom/two+ reception, detached family home, with integral garage, occupying a cul-de-sac position within the popular Ballycraigy Road area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, dining room, kitchen through dining room, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway, integral garage, and fully enclosed rear garden.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	69
(55-68) D		
(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

INVESTORS IN PEOPLE®  
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

