



34 Glenview Park, Newtownabbey, BT37 0TG

- Spacious Mid Town House
- Two+ Reception Rooms
- Deluxe Bathroom; White Suite
- Utility Room; Furnished Cloakroom
- Fully Enclosed Rear Garden
- Four Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Double Driveway
- Convenient Location; Immaculately Presented

Offers Over £199,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC front door with matching double glazed side screens and fan light over. Wood laminate floor covering. Stairwell leading to first floor.

FIRST FLOOR

ENTRANCE HALL

Wood laminate floor covering. Access to built in store. Stairwell leading to ground floor and second floor.

DINING ROOM/LOUNGE 17'7" x 13'1" (wps)

Contemporary, wall recessed fireplace with gas fire set on polished granite hearth. Picture window to front elevation. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 16'7" x 10'0" (wps)

Modern fitted kitchen with range of high and low level storage units and granite effect melamine work surface. Colour coded sink unit with draining bay. Integrated gas hob with stainless steel extractor canopy over. Integrated oven and fridge. Plumbed for dishwasher. Wood laminate floor covering. PVC double glazed French doors with matching double glazed fan light over leading to Juliet style balcony.

GROUND FLOOR



HALLWAY

FAMILY ROOM 20'9" x 12'4" (wps)

PVC double glazed French doors with matching side screens leading to enclosed stoned patio area to front. Partitioned store area to rear. Wood laminate floor covering. Vertical radiator. Access to built in store with light and power. Panelled feature wall.

BEDROOM 4 9'11" x 8'11"

Twin windows to rear elevation. Wood laminate floor covering.

UTILITY ROOM 9'1" x 6'4"

Fitted storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering. PVC double glazed rear door leading to garden.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising floating vanity unit and WC. Wood laminate floor covering.

SECOND FLOOR

LANDING

Wood laminate floor covering. Access to roof space and shelved store.

PRINCIPAL BEDROOM 12'7" x 12'2" (wps)

Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled shower unit. Splash back to sink. Tiled floor.

BEDROOM 2 14'6" x 8'0"

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3 13'0" x 8'2"

Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white three piece suite comprising freestanding bath, floating vanity unit and WC. Towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Private double driveway to front finished in pink stone.

Enclosed patio area to front finished in pink stone.

Fully enclosed, low maintenance rear garden finished in range of paving and decorative stone.

Timber shed.

External lighting.

Outside tap.

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.





Immaculately presented, spacious, four bedroom / two+ reception, mid town house with fully enclosed, low maintenance rear garden, conveniently located within the popular Glenview Park development, within walking distance of the lough shore and Whiteabbey village. The property comprises entrance porch, entrance hall, lounge/dining room with Juliet style balcony, family room, utility room, furnished cloakroom, bedroom four/sitting room, three well proportioned second floor bedrooms, to include principal bedroom with en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys private double driveway and enclosed patio area to front, both finished in decorative stone, and fully enclosed, low maintenance rear garden finished in range of paving and decorative stone. Other attributes include gas fired central 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		
(55-68) D	64	66
(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 and 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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