



5 Elmwood Grove, Newtownabbey, BT36 5WN

- Detached Home
- Kitchen With Informal Dining Area
- Gas Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Deluxe, Fully Tiled Bathroom
- PVC Double Glazing
- Integral Garage
- Convenient Location

Offers Over £249,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'10" x 11'9"

Open fire in tiled fireplace with matching hearth and timber surround. Glass panelled French doors leading to:

FAMILY ROOM 10'9" x 9'10"

Wood laminate floor covering. PVC double glazed French doors to rear garden.



KITCHEN THROUGH DINING ROOM 19'11" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel splashback and extractor hood over. Integrated oven and dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Access to integral garage. Composite, double glazed door to rear garden.

FIRST FLOOR

LANDING

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

BEDROOM 1 12'6" x 9'6" (plus wardrobe space)

Fitted wardrobes in glass and mirror panelled sliding doors.

BEDROOM 2 12'0" x 9'10"

Fitted wardrobes and storage units. Wood laminate floor covering.

BEDROOM 3 8'9" x 8'9"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn and shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas and decorative stone.

Outside tap.

INTEGRAL GARAGE 18'3" x 10'5"

Up and over door. Separate service door to kitchen. Power, light and plumbed for automatic washing machine.

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, three bedroom / two+ reception, detached home situated within the conveniently positioned, Elmwood Grove development, Ballyclare Road, Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, three well-proportioned bedrooms, and deluxe, fully tiled bathroom, with contemporary, white four piece suite.


Externally, the property enjoys private driveway, finished in tarmac, integral garage, and gardens front and rear, finished mainly in paved patio area and lawn.

Other attributes include gas fired central 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	71	72
(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

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