



63 Glenvarna Drive, Newtownabbey, BT36 5JQ

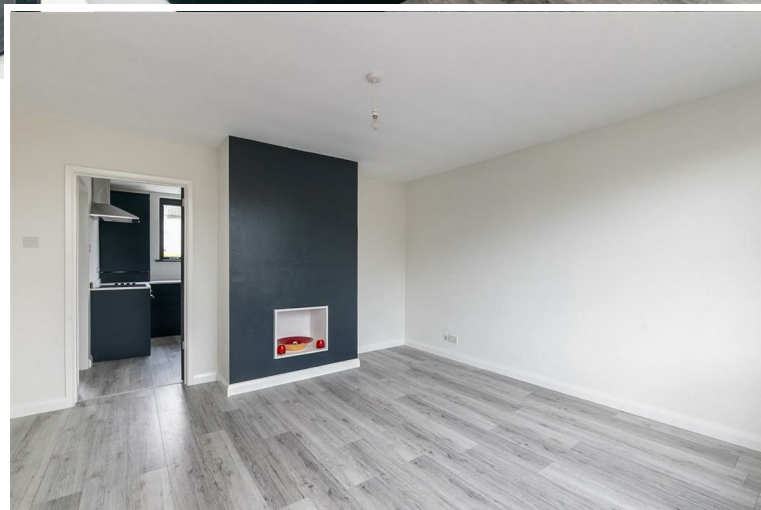
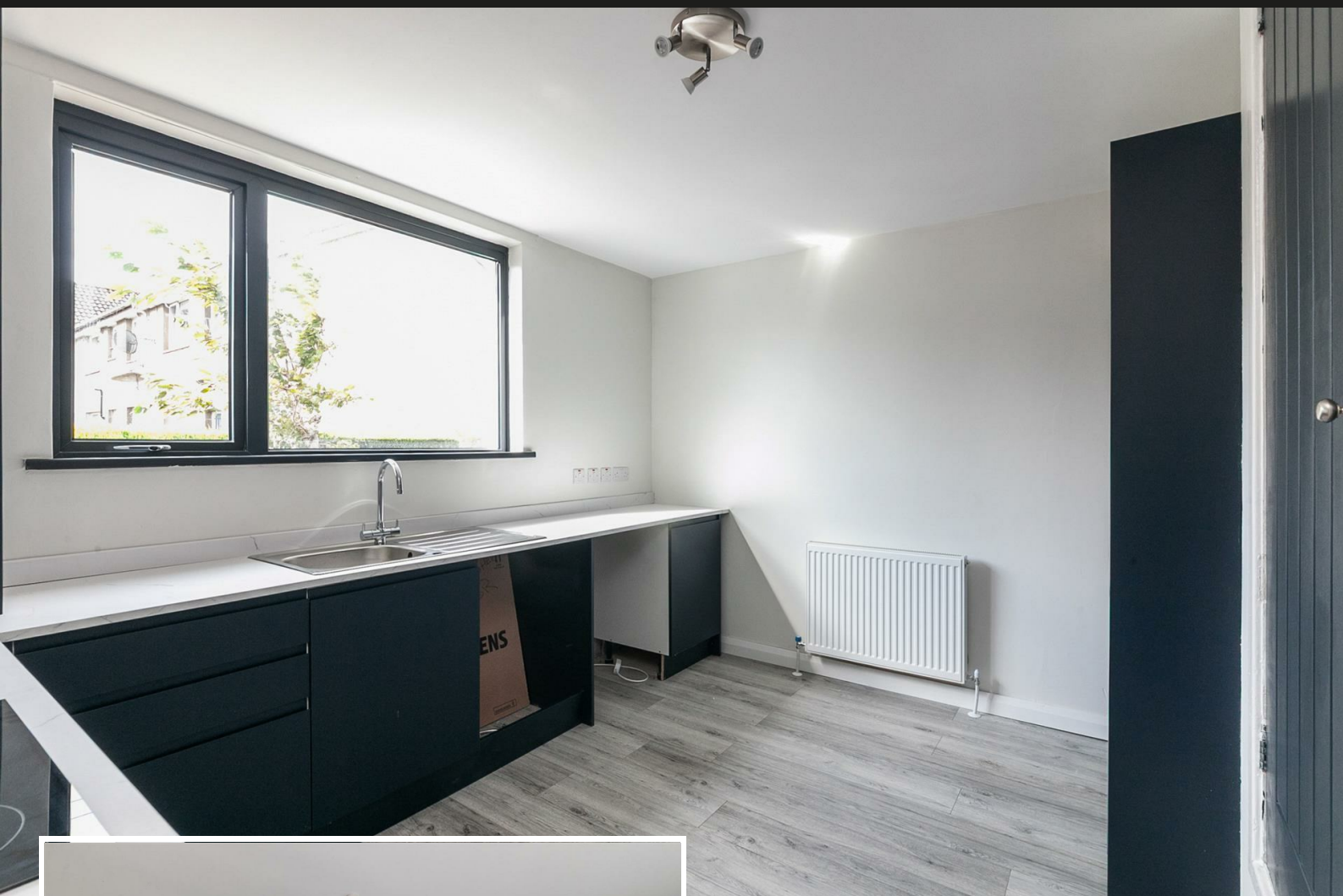
- Renovated Mid Terrace
- Lounge; Focal Point Fireplace
- Bathroom; White Suite
- Low Maintenance Gardens
- Ideal First Time Buy
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Convenient Location
- Ideal Buy To Let Investment

Offers Over £129,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'2" x 13'10" (wps)

Focal point fireplace. Picture window to front elevation. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 12'0" x 10'2" (wps)

Modern fitted kitchen with range of high and low level fitted storage units with contrasting quartz effect melamine work surface with matching upstands. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for integrated fridge freezer. Plumbed and space for washing machine and dishwasher. Wood laminate floor covering. Gas fired central heating boiler housed within matching unit. Built in storage cupboard.

REAR HALL

Wood laminate floor covering. Access to under stairs store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'10" x 10'9" (wps)

Twin built in wardrobes. Views over landscaped green.

BEDROOM 2 10'9" x 10'5"

BEDROOM 3 8'8" x 8'1" (wps)

Views over landscaped green. Built in wardrobe.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Tile effect panelling over bath.

EXTERNAL

Low maintenance front garden finished in decorative stone and shrubs.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden finished in paved patio area.

Outside tap.

External lighting.

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 renovated, three bedroom, mid terrace property, conveniently situated within the popular Glenvarna area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	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 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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