



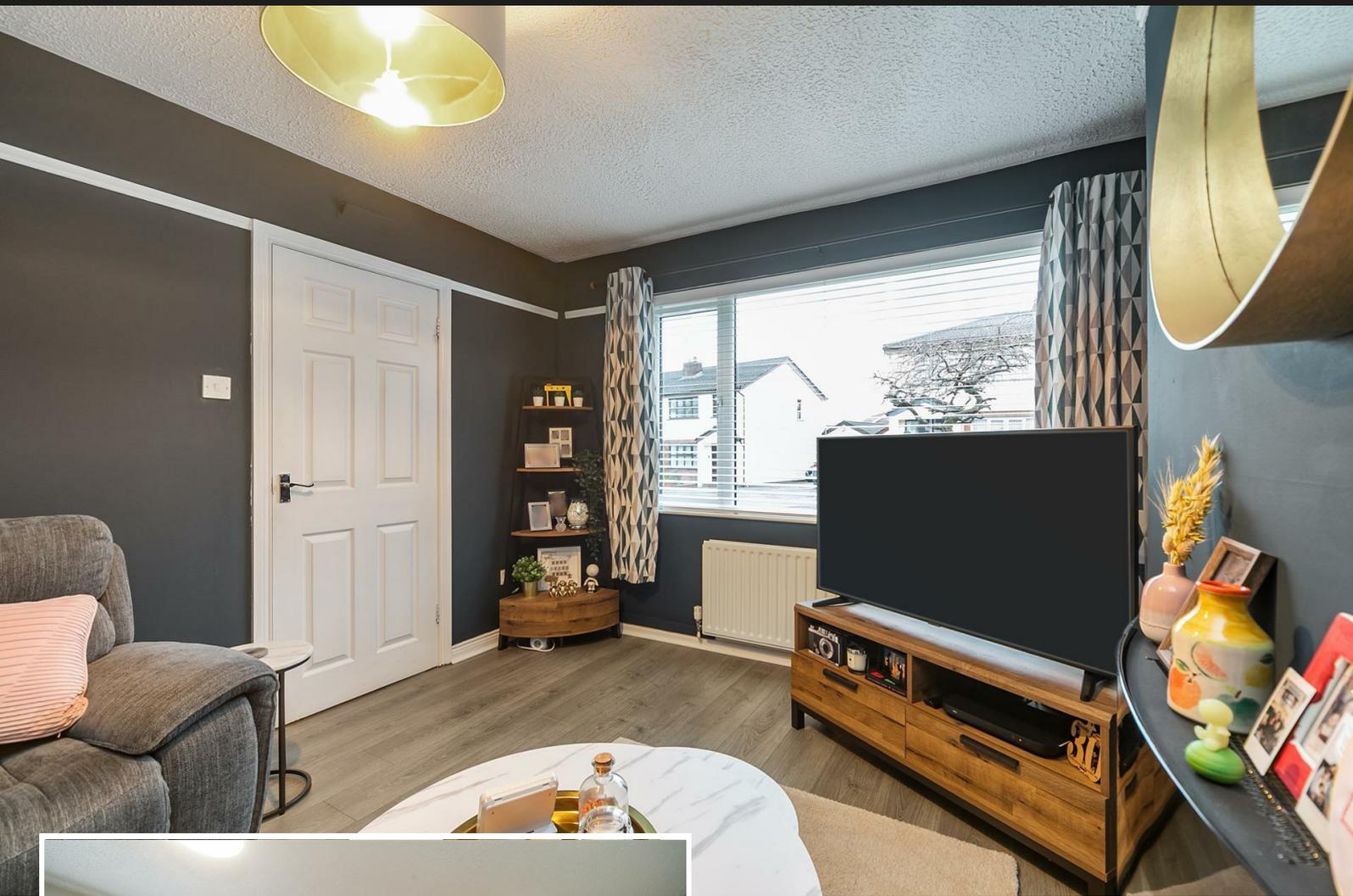
4 Glencraig Gardens, Newtownabbey, BT36 5GG

- Semi Detached Home
- Lounge
- Deluxe Bathroom
- Private Driveway
- Fully Enclosed Garden
- Three Bedroom
- Kitchen Through Dining Room
- Gas Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £184,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 13'10" x 10'8"

Focal point, wall mounted, electric fire. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 17'2" x 11'8"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for undercounter fridge and separate undercounter freezer. Plumbed and space for washing machine. Built in wine rack. Upstands to walls to match worktop. Wood laminate floor covering to dining area. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

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

BEDROOM 1 13'10" x 10'4"

BEDROOM 2 11'8" x 10'4" (wps)

BEDROOM 3 9'9" x 6'6" (wps)

Built in wardrobe/store.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Private driveway finished in brick paviour.

Front garden finished in lawn.

Entrance porch.

External lighting.

Fully enclosed low maintenance rear garden finished in decorative stone, paved patio area and brick paviour.

Outside tap.

MATCHING DETACHED SINGLE GARAGE 16'10" x 10'1"

Up and over door. Separate service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Immaculately presented, three bedroom, semi detached home with matching detached garage, situated within the popular Glenraig development, Ballycraigy Road, Glengormley, Newtownabbey.

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

Externally, the property enjoys generous sized private driveway, matching detached garage, and fully enclosed, low maintenance rear garden.

Other attributes include gas heating, double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

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