



## 39 Glenview Park, Newtownabbey, BT37 0TG

- First Floor Maisonette Apartment
- Two Bedroom; Principal En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Off Road Parking
- Private Entrance
- Lounge
- Bathroom; White Suite
- Private Garden
- Cash Offers Only

Offers Over £99,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

PVC double glazed front door. Tiled floor. Stairwell to first floor.

### LANDING / RECEPTION HALL

Tiled floor. Access to shelved store and roof space.

### LOUNGE 17'5" x 10'1"

Tiled feature wall. Wood laminate floor covering. Open through to:



## **KITCHEN WITH INFORMAL DINING AREA 10'1" x 10'0"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work top. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for undercounter fridge and freezer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.

## **PRINCIPAL BEDROOM 13'4" x 9'10" (wps)**

Wood laminate floor covering.

## **FULLY TILED EN SUITE SHOWER ROOM**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit.

## **BEDROOM 2 8'5" x 7'5"**

Wood laminate floor covering.

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

## **EXTERNAL**

Off road parking.

Private garden area finished in timber decking, paving, decorative stone and range of plants and shrubs.

External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





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*Well presented, two bedroom, first floor, maisonette style apartment with private entrance and private garden, situated within the popular and conveniently positioned Glenview Park development, Glenville Road, Newtownabbey.*

*The property comprises entrance hall, lounge, open through to kitchen with informal dining area, two bedrooms, to include principal en suite, and separate bathroom, with white, three piece suite.*

*Externally, the property includes off road parking and private garden area.*

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

*Due to no management company being in place, the property is being offered to cash purchasers only, and has been priced accordingly.*

*Early viewing highly recommended.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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