



**Apt 5, 14 St. Quentin Avenue  
Glengormley, Newtownabbey, BT36 6EN**

**Offers Around  
£124,950**

We are delighted to offer for sale this attractive first floor duplex apartment which is located in a cul de sac in a very popular residential area just off the Carnmoney Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge / dining with solid wood flooring and a beech fitted kitchen with built in oven & hob. There are also 2 bedrooms master with ensuite and a separate shower room. Upstairs is the third bedroom.

Other benefits include PVC double glazing and gas heating.

Outside there is communal parking at rear.

**Early viewing recommended !!**

# Apt 5, 14 St. Quentin Avenue

Glengormley, Newtownabbey, BT36 6EN



- First Floor Duplex Apartment
- Fitted Kitchen
- Gas Heating
- 3 Bedrooms Master Ensuite
- Shower Room
- Popular Location
- Lounge / Dining
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### FIRST FLOOR

#### ENTRANCE HALL

Solid wood flooring

#### LOUNGE / KITCHEN / DINING

#### LOUNGE

Solid wood flooring, radiator

#### KITCHEN

Range of beech high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel hob, stainless steel extractor fan, under fridge space, plumbed for washing machine,

partly tiled walls, tiled floor, gas boiler

#### SHOWER ROOM

Fully tiled shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

#### REAR HALL

#### BEDROOM 1

19'11" x 8'9" at widest (6.07m" x 2.67m" at widest )  
Solid wood flooring, radiator

#### ENSUITE

Shower cubicle, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

#### BEDROOM 2

12'10" x 7'8" at widest (3.91m" x 2.34m" at widest)  
Solid wood flooring, radiator, built in wardrobe, pvc double glazed door to shared balcony

#### FIRST FLOOR

#### LANDING

#### BEDROOM 3

19'7" x 10'1" at widest (5.97m" x 3.07m" at widest )  
Solid wood flooring, radiator, velux window



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





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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