



**34a Glebecoole Park
 Carnmoney Road, Glengormley, BT36 6HX**

**Offers Over
 £309,950**

We are delighted to offer for sale this newly built detached family home which is located in a very popular residential area just off the Carnmoney Road, Glengormley and will ideally suit the growing family,

Inside the accommodation comprises; tiled entrance hall with composite triple glazed front door, tiled lounge, tiled family room, newly installed luxury fitted kitchen / diner with built in oven & hob, integrated appliances and PVC triple glazed double doors to rear, matching utility room with access to a furnished cloakroom.

Upstairs there are four bedrooms and a luxury fully tiled bathroom with white suite.

Other benefits include PVC triple glazed windows, gas heating and owned solar panels (to be installed).

Outside there is a tarmac driveway leading to tarmac parking bay at front, good garden to front in lawn and gardens to side and rear in lawn.

Early viewing recommended !!

34a Glebecoole Park

Carmmoney Road, Glengormley, BT36 6HX



- Detached Villa
- Luxury Kitchen / Diner
- Gas Heating
- 4 Bedrooms
- Utility & Downstairs WC
- Driveway & Gardens
- 2 Reception Rooms
- PVC Triple Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled floor, two radiators

LOUNGE

15'0" x 11'8" at widest (4.57m" x 3.56m" at widest)

Tiled floor, two radiators

FAMILY ROOM

13'0" x 11'5" (3.96m" x 3.48m")

Tiled floor, two radiators

KITCHEN / DINER

23'5" x 11'8" (7.14m" x 3.56m")

Modern range of high and low level units, granite worktop, stainless steel inlayed sink unit, built in oven, microwave, ceramic hob, extractor fan, integrated larder fridge, integrated larder freezer, integrated dishwasher, wine fridge, tiled floor, two

radiators, pvc triple glazed double doors to rear

UTILITY ROOM

Matching units, worktop, stainless steel single drainer sink unit, gas boiler, plumbed for washing machine, tumble dryer space, tiled floor, radiator, pvc triple glazed door to rear

FURNISHED CLOARKOOM

Low flush wc, vanity unit, tiled floor, radiator

FIRST FLOOR

LANDING

Modern vertical radiator, velux window, access to roofspace

BEDROOM 1

13'2" x 11'3" (4.01m" x 3.43m")

Radiator

BEDROOM 2

13'3" x 9'9" at widest (4.04m" x 2.97m" at widest)

Radiator

BEDROOM 3

11'6" x 10'4" (3.51m" x 3.15m")

Radiator, velux window

BEDROOM 4

11'7" x 11'5" (3.53m" x 3.48m")

Radiator, velux window

BATHROOM

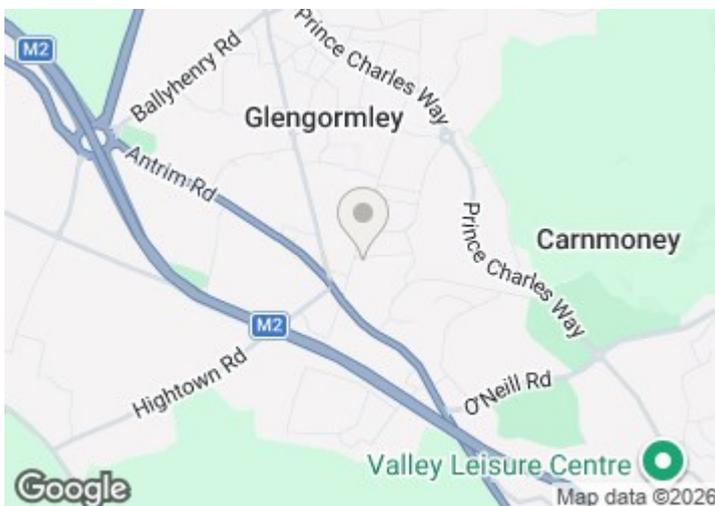
Luxury white suite comprising bath, floating vanity unit, low flush wc, separate corner shower cubicle, Thermostatic shower, fully tiled walls, tiled floor, radiator

OUTSIDE

Tarmac driveway leading to parking bay at front

Good garden to front in lawn

Garden to rear in lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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