

## 10 HARMIN DRIVE

### Glengormley Newtownabbey BT36

- Semi Detached Bungalow
- 3 Bedrooms Part Ensuite
- Large Lounge
- Fitted Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing / Gas
- Detached Garage
- Popular Location

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>		
(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		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Around £179,950**

# 10 Harmin Drive

Glengormley, Newtownabbey, BT36 7UJ



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE

16'1" x 12'6" (4.90m" x 3.81m")  
Herringbone style wood laminate flooring, radiator, double glass panelled doors to kitchen / diner

#### KITCHEN / DINER

15'10" x 10'10" (4.83m" x 3.30m")  
Modern range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, cooker space, extractor fan, integrated

fridge / freezer, washing machine and dishwasher, herringbone style wood laminate flooring, modern vertical radiator, pvc double glazed back door

#### BEDROOM 2

10'11" x 10'11" (3.33m" x 3.33m" )  
Wood laminate flooring, radiator

#### BEDROOM 3

10'10" x 7'11" at widest (3.30m" x 2.41m" at widest )  
Wood laminate flooring, radiator

#### SHOWER ROOM

Shower cubicle, thermostatic shower, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

## FIRST FLOOR

### BEDROOM 1

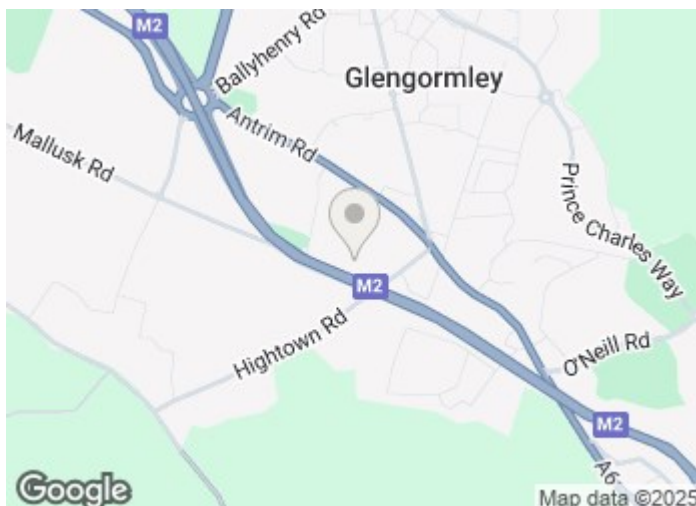
20'4" x 11'1" at widest (6.20m" x 3.38m" at widest )  
Wood laminate flooring, radiator, two velux windows, built in storage

### PART ENSUITE

Low flush wc, pedestal wash hand basin, tiled floor, chrome heated towel radiator, velux window

### OUTSIDE

Concrete driveway leading to a detached garage  
Garden to front in lawn  
Garden to rear in lawn with decking covered in artificial grass



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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