



9 GLEBE ROAD EAST

Church Road
Newtownabbey BT36

- Detached Split Level Villa
- 4 Bedrooms 2 Ensuite
- 3 Receptions & Conservatory
- Fitted Kitchen / Diner
- Basement / Utility
- PVC Double Glazing / Oil
- Attached Garage
- Superb Gardens

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

Offers Around £395,000

9 Glebe Road East

Church Road, Newtownabbey, BT36 6DL



ACCOMMODATION COMPRISES

ENTRANCE PORCH

Pvc double glazed front door, tiled floor, pvc double glazed double doors to

RECEPTION HALL

16'9" x 14'7" at widest (5.11m" x 4.45m" at widest)
Feature inset gas fire, solid wood flooring, radiator

FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor, radiator

FAMILY ROOM

13'1" x 9'4" (3.99m" x 2.84m")
Solid wood flooring, radiator

KITCHEN / DINER

15'9" x 14'2" (4.80m" x 4.32m")
Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in oven, ceramic hob, extractor fan, integrated fridge & freezer, hotpress, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed door to side, access to lower ground floor and basement

FIRST FLOOR

LANDING

Solid wood flooring, double glass panelled doors to lounge

LOUNGE

19'8" x 15'3" (5.99m" x 4.65m")
Feature Scrabo stone fireplace with matching chimney breast, two radiators, double glass panelled doors to conservatory

CONSERVATORY

Wood laminate tile effect flooring, aluminium double glazed double doors opening to a Juliet style balcony

LOWER GROUND FLOOR

BEDROOM 1

10'11" x 10'10" (3.33m" x 3.30m")
Radiator, pvc double glazed sliding patio doors to decking area, steps down to dressing area with chippendale built in furniture

ENSUITE

Chrome corner shower cubicle, Mira electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, heated towel radiator

BEDROOM 2

13'0" x 10'1" at widest (3.96m" x 3.07m" at widest)
Built in mirror sliding robes, radiator

ENSUITE

Bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

BEDROOM 3

11'10" x 10'0" (3.61m" x 3.05m")
Wood laminate flooring, radiator

BEDROOM 4

11'9" x 9'3" (3.58m" x 2.82m")
Wood laminate flooring, radiator

BATHROOM

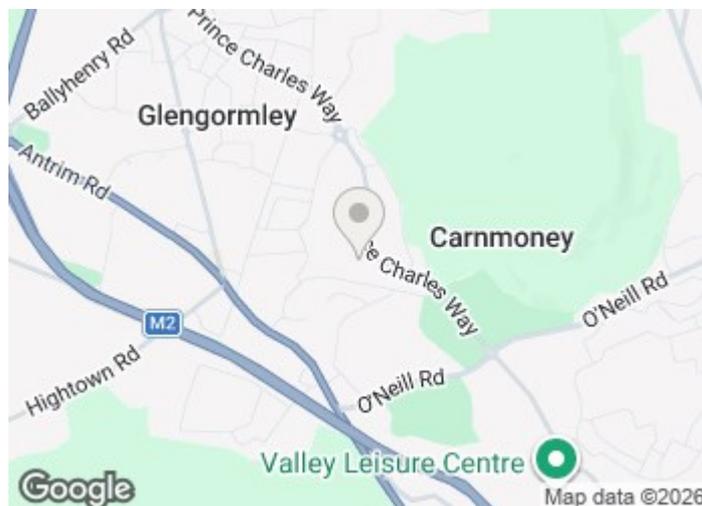
White suite comprising sunken bath, telephone hand shower, pedestal wash hand basin, low flush wc, chrome corner shower cubicle, electric shower, fully glazed double doors opening to a Juliet style balcony

BASEMENT / UTILITY

Low level units, formica worktop, stainless steel sink unit, plumbed for washing machine, tumble dryer space, partly tiled walls, tiled floor, radiator, access to wc, separate storage room, double glazed sliding patio doors to garage, stairwell to kitchen / diner

OUTSIDE

Tarmac driveway for ample parking sweeping around side to rear of property
Integral garage, roller shutter door, light & power (no vehicle access)
Shipping container
Feature raised decking area
Superb garden to rear in lawn
Large timber storage unit / summer house

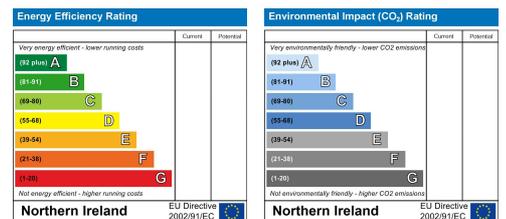


Directions



Floor Plan

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