

33 COLLINWARD CRESCENT

Glengormley
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Floored Roofspace
- Modern Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing / Oil
- Detached Garage

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

Offers Around £189,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Pvc double glazed front door, tiled floor

ENTRANCE HALL

Wood laminate floor, radiator

LOUNGE

14'1" x 11'10" (4.29m" x 3.61m")

Feature fireplace with cast iron inset, painted wood surround, wood laminate flooring, radiator

DINING ROOM

10'4" x 8'4" (3.15m" x 2.54m")

Two modern vertical radiators, pvc double double doors to rear, open to kitchen

KITCHEN

12'0" x 6'9" (3.66m" x 2.06m")

Modern range of white high gloss high and low level units, complimentary worktops,

single drainer sink unit, built in stainless steel oven, ceramic hob, extractor fan, fridge / freezer space, integrated dishwasher and washing machine

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'3" x 10'6" (3.73m" x 3.20m")

Radiator, built in cupboard with gas boiler

BEDROOM 2

8'6" x 8'4" (2.59m" x 2.54m")

Radiator

BEDROOM 3

9'3" x 6'8" (2.82m" x 2.03m")

Wood laminate flooring, radiator, staircase to roofspace

BATHROOM

White suite comprising bath, electric shower

flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

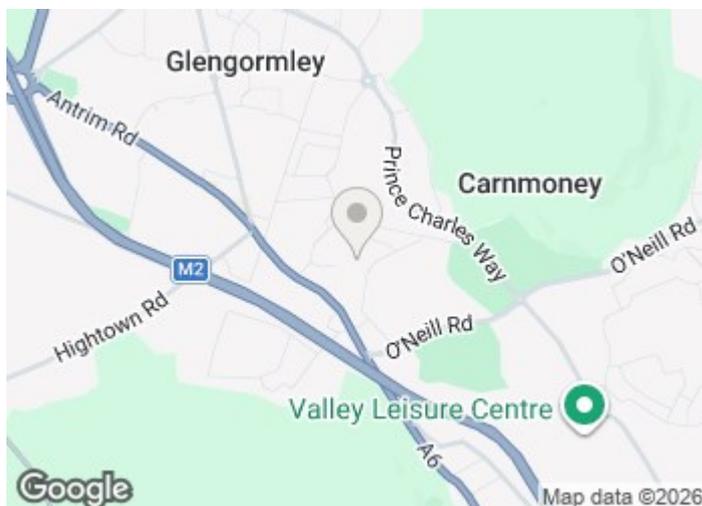
ROOFSPACE

Fully floored and sheeted, velux window, radiator, light & power, under eaves storage

OUTSIDE

Brick paved driveway leading to a former detached garage currently used as a playroom, plaster boarded. light & power, two radiators, pvc double glazed double doors to patio area

Brick paved patio area at rear with steps to superb garden in lawn and feature decking area

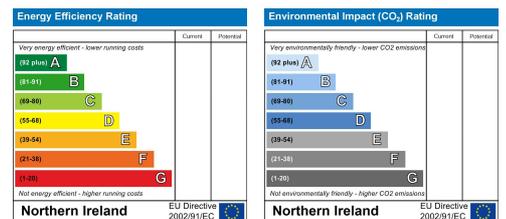


Directions



Floor Plan

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