



ULSTER PROPERTY SALES

UPS

GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,
Newtownabbey, County Antrim, BT36

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 TOBAR GLEN

Glengormley
Newtownabbey BT36

- Semi Detached Villa
- Four Bedrooms
- Lounge & Conservatory
- Fitted Kitchen / Diner
- Downstairs W.C.
- Luxury White Bathroom
- Pvc Double Glazing / Gas
- 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	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Offers Over £219,950

4 Tobar Glen

Glengormley, Newtownabbey, BT36 6UG



ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage, hotpress.

LOUNGE

16'6" x 12'3" at widest (5.03 x 3.73 at widest)

Feature Limestone fireplace, wood laminate flooring, radiator.

KITCHEN / DINER

16'11" x 13'0" (5.16 x 3.96)

Modern range of high and low level fitted units with granite worktops, basin and a half inlayed sink unit, double range style cooker space with stainless steel splash back and stainless steel extractor fan. Integrated dishwasher,

fridge freezer space, wood laminate tile effect flooring, radiator.
Open to conservatory.

CONSERVATORY

12'10" x 10'10" at widest (3.91 x 3.30 at widest)

Wood laminate tile effect flooring, radiator and double glazed double doors to rear.

FIRST FLOOR

LANDING

Storage cupboard, access to roofspace.

BEDROOM 1

13'10" x 8'2" at widest (4.22 x 2.49 at widest)

Wood laminate flooring, radiator.

BEDROOM 2

13'9" x 8'4" at widest (4.19 x 2.54 at widest)
wood laminate flooring, radiator.

BEDROOM 3

13'0" x 8'4" at widest (3.96 x 2.54 at widest)
radiator.

BEDROOM 4

11'4" x 8'3" (3.45 x 2.51)

Wood laminate flooring, radiator.

BATHROOM

Luxury white suite comprising: bath with pull out shower attachment, wash hand basin, low flush w.c. Separate corner shower cubicle with Thermostatic shower, fully tiled walls, tiled floor and chrome heated towel rail.

OUTSIDE

Tarmac driveway leading to a detached garage with roller shutter door, Garden to front in lawn, Paved garden to rear



Directions



Floor Plan

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