



7 Carnvue Gardens, Newtownabbey, BT36 6NJ

Offers Over £189,950

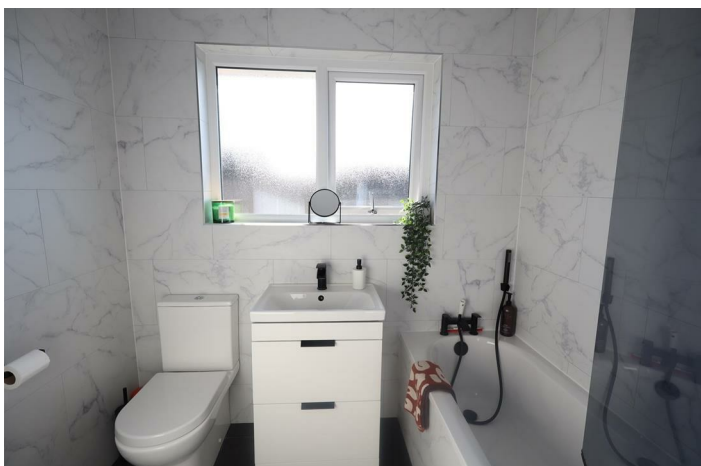
- Immaculately presented semi detached villa in highly popular and convenient location
- Lounge with multi fuel stove
- Modern bathroom
- Detached garage
- Generous gardens to side and rear/Tarmacked driveway to the front
- 3 Bedrooms
- Open plan fitted kitchen/dining room
- Double glazing in uPVC frames (windows replaced 2025)/Oil fired central heating
- Cul de sac location
- Located close to excellent schools, shops and public transport facilities

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7 Carnvue Gardens is an immaculately presented semi detached villa offering comfortable, modern living in a well maintained setting. Internally, the property boasts three well proportioned bedrooms, a bright and welcoming lounge and an attractive open-plan kitchen and dining room ideal for both everyday living and entertaining. The home also benefits from a stylish, modern bathroom. Recent improvements include newly replaced windows in 2025, enhancing both energy efficiency and comfort, while oil-fired central heating provides reliable warmth throughout the year. Externally, the property features a detached garage, a tarmacked driveway to the front providing convenient off-street parking and a private garden to the rear—perfect for relaxing, gardening, or outdoor gatherings. Early viewing is highly recommended!



Council Tax Band: Northern Ireland



GROUND FLOOR

ENTRANCE HALL

PVC front door, laminate wood flooring

LOUNGE

13'8" x 13'7"

Laminate wood flooring, multi fuel stove

KITCHEN/DINING ROOM

17'0" x 9'4"

Range of high and low level units, round edge worksurfaces, inlaid hob, stainless steel extractor fan, built in stainless steel oven, ceramic tiled flooring, built in dishwasher, single drainer sink unit with vegetable sink and mixer taps, breakfast bar, understairs storage, downlighters, built in fridge

FIRST FLOOR

LANDING

Downlighters, hot press with insulated copper cylinder

BEDROOM (1)

9'4" x 9'2"

Built in wardrobe

BEDROOM (2)

11'10" x 9'4"

BEDROOM (3)

8'11" x 7'4"

MODERN BATHROOM

uPVC bath unit, electric shower and mixer taps, glazed shower screen, vanity sink unit with mixer tap, low flush W/C, downlighters, panelled ceiling, heated towel rail, panelled walls

OUTSIDE

Front: Tarmacked driveway, in lawn

Side: Tarmacked driveway

Rear: In paving, decking, artificial grass, uPVC fascia and rainwater goods, outside light and tap, in lawn

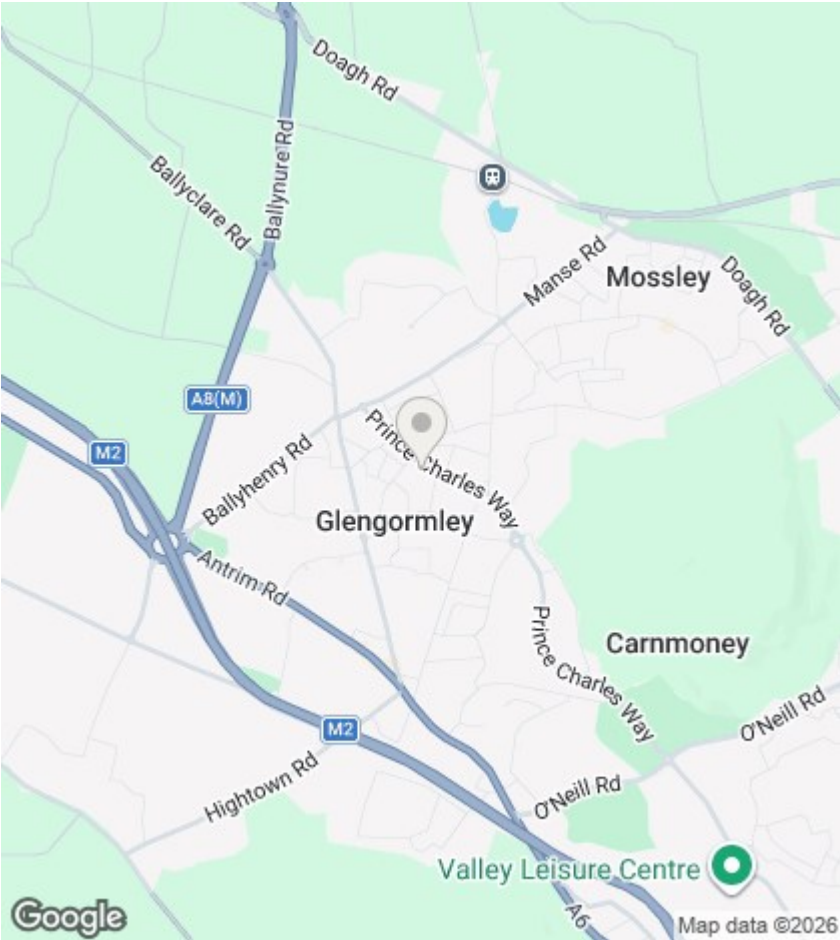
DETACHED GARAGE

20'9" x 10'7"

Power and light, plumbed for washing machine, roller door, oil fired boiler

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek

professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC