



4 Fairview Grove, Newtownabbey, BT36 6QB

Offers Over £199,950

- Semi detached villa in popular residential location
- 2 Separate reception rooms
- Shower room
- Double glazing in uPVC frames
- Detached garage
- 3 bedrooms
- Modern fitted kitchen
- Oil fired central heating
- uPVC fascia and rainwater goods
- Car parking space

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This is a meticulously presented semi detached villa situated in a quiet and highly popular area of Carnmoney. The property affords bright and comfortable accommodation and should be viewed at the first opportunity possible.

 3  1  2  D

Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Ceramic tiled floor.

Lounge

14'4 x 11'10

Feature tiled fireplace. Laminate wood flooring.

Through to dining area:

Dining Area

9 x 7'7

Laminate wood flooring.

Kitchen

10'5 x 9'6

High and low level units. Granite worksurfaces. Inlaid hob unit with under oven. Single drainer stainless steel sink unit. Plumbed for washing machine.

Chrome extractor fan. Round edge work surfaces with matching splashback and up stands. Panelled ceiling. Ceramic tiled floor. Under stair storage.

First Floor

Landing

Access to roof space.

Bedroom (1)

11'6 x 9'5

Plus depth of built in robes. Laminate wood flooring.

Bedroom (2)

9'10 x 9'0

Laminate wood flooring.

Bedroom (3)

8 x 7'3

Built in storage. Laminate wood flooring.

Shower Room

Shower cubicle wit electric fitted shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls.

Panelled ceiling. Downlighters. Extractor fan.

Ceramic tiled floor.

Outside

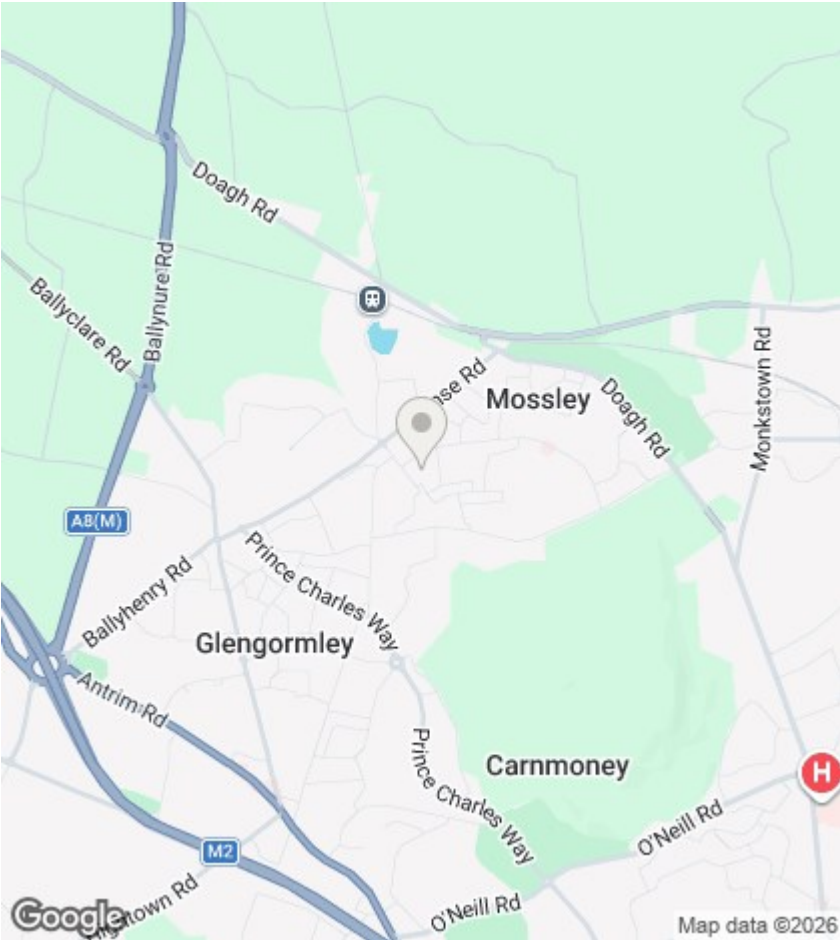
Front garden laid in lawn with a variety of plants, trees and shrubs. Paved driveway.

Rear garden. Paved rear patio. Oil storage tank.

Detached Garage

22'03 x 8'1

Up and over door. Light and power. Oil fired boiler.



Directions

Viewings

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

EPC Rating:
D

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	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC