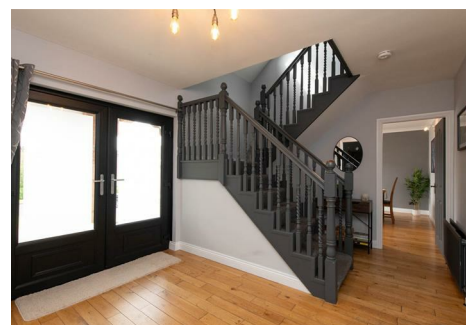




26 Fairhill Crescent, Newtownabbey, BT36 6LT

Offers Over £379,950

- Impressive detached villa in highly popular residential area
- 3 Separate reception rooms
- Utility room
- Oil fired central heating
- uPVC fascia and rainwater goods
- 5 Bedrooms (one with ensuite shower room)
- Fitted kitchen with built in appliances
- Modern bathroom with luxury white suite
- Double glazing with mahogany effect frames
- Garage

26 Fairhill Crescent, Newtownabbey BT36 6LT

Nestled in a sought-after area just moments from Carnmoney Village, this generously-sized detached family home offers the perfect blend of comfort, space, and convenience. With 5 bedrooms, including one with an ensuite shower room, and 3 separate reception rooms, this property provides everything a growing family needs.

Upon entering, you'll be greeted by a welcoming hallway that leads into a bright and spacious lounge, ideal for family gatherings.

Step outside through the doors to the garden, where you'll find a well-maintained space offering room for outdoor entertaining.. Conveniently located near local amenities, schools, and transport links, this home is ideally situated for modern family living.

Don't miss out on this incredible opportunity to own a spacious family home. Contact us today to arrange a viewing!



Council Tax Band: Northern Ireland



GROUND FLOOR

OPEN ENTRANCE PORCH

Double doors

RECEPTION HALL

Polished wooden flooring, under stair storage

CLOAKS

Low flush WC, pedestal wash hand basin, panelling, ceramic tiled flooring

DRAWING ROOM

18'9" x 11'6"

Polished wood flooring, feature marble fireplace with open fire, cornicing, wired for a flat screen TV

DINING ROOM

13'4" x 11'8"

Polished wood flooring, gas fire, downlighters, double glazed French doors and glazed side panels

LOUNGE/ DINING ROOM (2)

Polished wood flooring, cornicing

KITCHEN

15'4" x 9'7"

Range of high and low level built in units, granite work surfaces with matching splashback, ceramic sink unit with mixer taps, inlaid hob unit and oven, integrated dishwasher, display units, stainless steel extractor fan, feature Welsh style dresser, ceramic tiled flooring, breakfast bar

UTILITY ROOM

9'5" x 6'6"

Range of built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, ceramic tiled flooring, access to garage

GARAGE

21'3" x 10'9"

Service door, raised storage area, oil fired boiler

FIRST FLOOR

LANDING

Access to roof space via Slingsby style ladder, walk in hot press

BEDROOM (1)

18'1" x 11'6"

ENSUITE SHOWER ROOM

Low flush WC, wall hung vanity unit, separate

controlled shower, ceramic tiled flooring, fully tiled walls, downlighters, extractor fan

BEDROOM (2)

10'7" x 9'5"

BEDROOM (3)

15'9" x 9'5"

Including range of mirrored slide robes

BEDROOM (4)

12'2" x 8'5"

Through to:

BEDROOM (5)

15'5" x 11'0"

Views of Belfast Lough, built in slide robes

BATHROOM

Modern white suite, roll top bath with mixer taps and telephone hand shower, wall hung wash vanity unit, low flush WC, separate electric shower, storage unit, extractor fan, downlighters, ceramic tiled flooring, modern towel rail

OUTSIDE

Front in open plan lawn, plants and trees

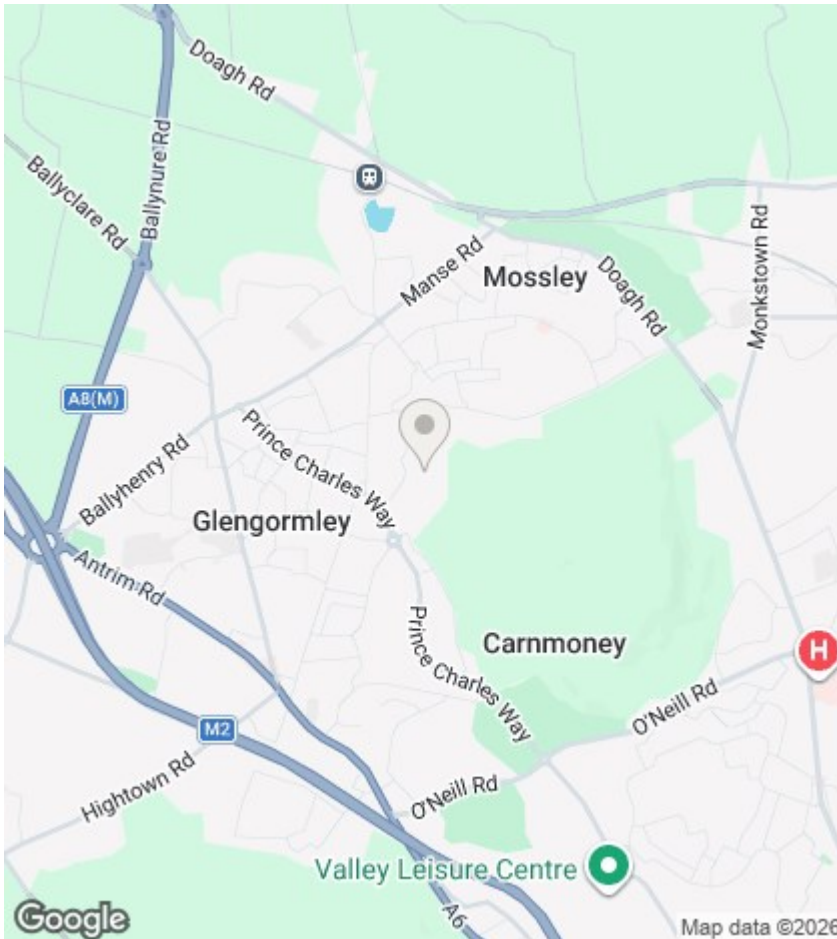
Side in lawn

Rear in lawn, fully enclosed

Paved patio area

Light and tap

Generous car parking space



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	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

First Floor

