



278 Carnmoney Road, Newtownabbey, BT36 6NW

Offers Over £320,000

- Detached bungalow in popular residential area
- Spacious lounge/ dining room & spacious family room
- Gas fired central heating
- Bathroom with modern white suite
- Generous mature private site
- 4 Bedrooms (1 with ensuite shower room)
- Utility Room
- Fitted kitchen with built in appliances
- Family home conveniently located
- Garage & storage



# 278 Carnmoney Road, Newtownabbey BT36 6NW

This individually designed home occupies a mature and highly regarded setting, offering generous accommodation with an emphasis on privacy, comfort and convenience. Thoughtfully planned and beautifully positioned, the property provides spacious living areas ideally suited to both family life and entertaining. Its private setting creates a peaceful and welcoming environment, while its excellent location ensures everyday amenities are within easy reach. The property is conveniently situated close to a selection of excellent schools, a range of local shops and convenient public transport facilities, making it an ideal choice for families and professionals alike. Combining a desirable location with generous proportions and a distinctive individual design, this impressive home offers a rare opportunity to enjoy both tranquillity and accessibility. With its established surroundings, excellent amenities and versatile accommodation, this is a property that is sure to appeal to those seeking a quality home in a highly regarded and well-connected area.



Council Tax Band: Northern Ireland



## Reception Porch

### Lounge

15'9 x 12'1

Feature fireplace

### Kitchen

12'0 x 10'7

Fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with boiling tap, built in double oven, built in hob, plumbed for dishwasher, built in double oven, space for washing machine, fridge freezer

### Drawing Room

19'8 x 17'2

French doors to patio

### Dining Room

8'3 x 7'3

Doors to store with gas boiler

### Utility Room

10'3 x 5'9

Range of units, plumbed for washing machine, larder

### Bedroom (1)

11'7 x 12'0

Door to rear

### Ensuite Shower Room

Low flush W/C, vanity unit with mixer taps, walk in shower unit with controlled shower, tiling, heated towel rail

### Dressing Room

9'3 x 5'0

Bluetooth mirror

### Rear Hall

### Bedroom (2)

11'6 x 11'0

Laminate wood flooring

### Bedroom (3)

11'7 x 11'0

Laminate wood flooring

### Bedroom (4)

9'1 x 8'9

Laminate wood flooring

### Bathroom

White bathroom suite, low flush W/C, built in bath unit with mixer tap, glazed shower screen, controlled

shower with rain shower, twin vanity unit with mixer taps, heated towel rail, stained glass window, uPVC ceiling and downlighters

### Outside

Extensive site, front, side and rear in plants, trees and shrubs

WW2 air raid shelter

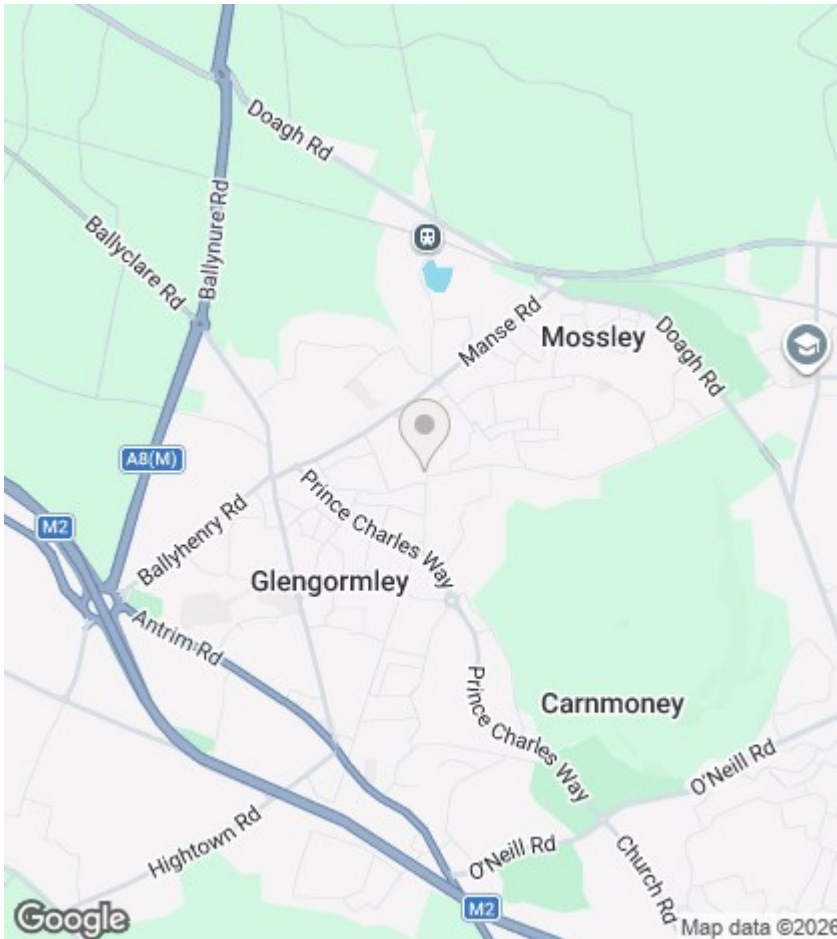
Outside light, external socket & caravan charge point

### Garage

19' 0" x 10' 2"

Up and over door





## 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                                   | 65                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Northern Ireland                            |                         |           |
|                                             | EU Directive 2002/91/EC |           |

## Ground Floor

