



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

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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

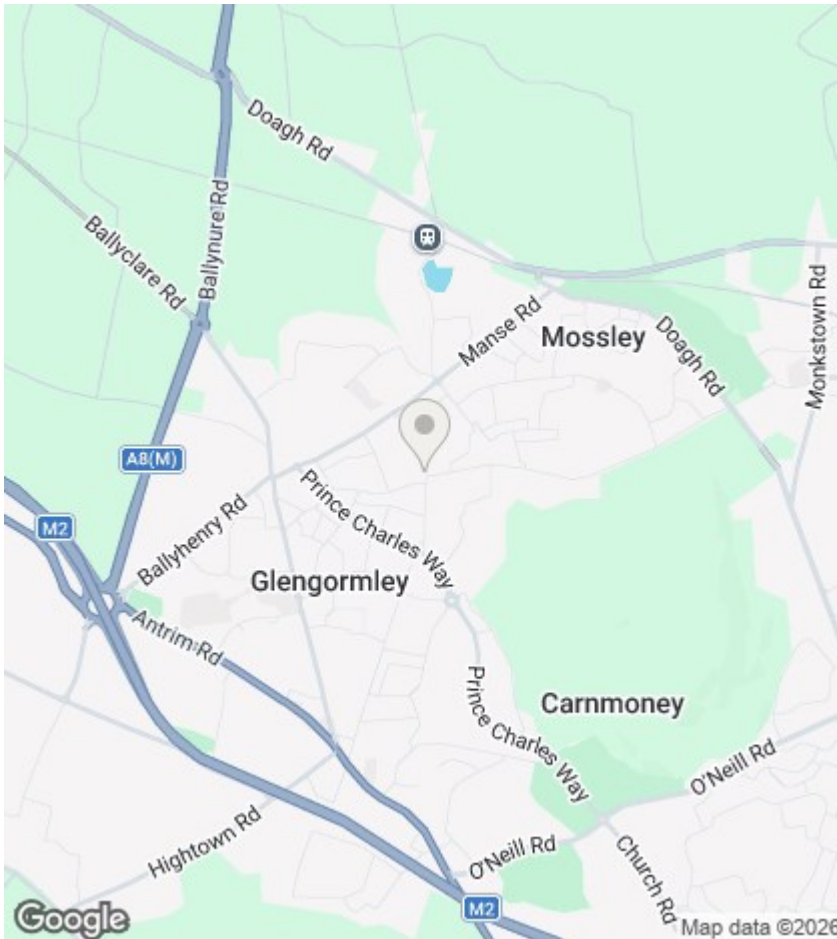
Disclaimer/ Additional Information

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.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans 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:

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

