



28 Carnvue Road, NEWTOWNABBEY, County Antrim, BT36 6RG

Offers Over £279,950

- Extended detached bungalow in popular residential area
- 2 Reception Rooms
- White bathroom suite
- Double glazing in uPVC frames
- Private rear garden
- 4 Bedrooms (1 ensuite shower room plus study)
- Modern fitted kitchen
- Gas fired central heating
- Garage
- Very well presented

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An exceptional opportunity to acquire an extended detached bungalow, ideally positioned in a highly sought-after location close to Carnmoney Village. Properties of this nature, offering such generous accommodation in this convenient setting, are unusual to the market and rarely become available. The property provides well-proportioned and versatile accommodation, comprising four bedrooms plus a study, making it an excellent choice for families, those working from home, or buyers seeking flexible living space. There are also two reception rooms, providing ample room for both formal entertaining and relaxed everyday living. The bungalow has been thoughtfully extended to create a spacious and adaptable home, while retaining the appeal and convenience of single-level living. Its proximity to Carnmoney Village provides easy access to local amenities, shops, schools and transport links. A rare opportunity to purchase an extended detached bungalow in such a desirable and convenient location.



Council Tax Band: Northern Ireland



Reception Hall

Lounge

22'2 x 10'1

Solid wood flooring, French doors to rear, downlighters

Family Room

14'10 x 11'1

Feature fireplace, double doors:

Dining Room

10'0 x 9'6

Laminate wood flooring, open plan to:

Kitchen

11'10 x 10'0

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap and vegetable sink, built in double oven and warming drawer, built in dishwasher, downlighters, 5 ring gas hob, stainless steel extractor fan, ceramic tiled flooring, uPVC door to rear, store with gas boiler

Bedroom (1)

15'11 x 11'0

Ensuite Shower Room

Low flush W/C, vanity unit with mixer tap, glazed shower unit with controlled rain shower, tiling, ceramic tiled flooring, downlighters

Bedroom (2)

12'1 x 7'11

Plus built in wardrobe

Bedroom (3)

11'1 x 10'5

Bedroom (4)

7'10 x 7'0

Study

9'5 x 5'4

White Bathroom Suite

Low flush W/C, corner bath with mixer tap, corner glazed shower unit with controlled rain shower, vanity unit with mixer tap, ceramic tiled flooring, extractor fan, downlighter

Outside

Front in lawn, shrubs

Side in driveway with shrubs and fencing

Rear paved patio area, lawn, hedging and shrubs

Garage

17'8 x 8'3

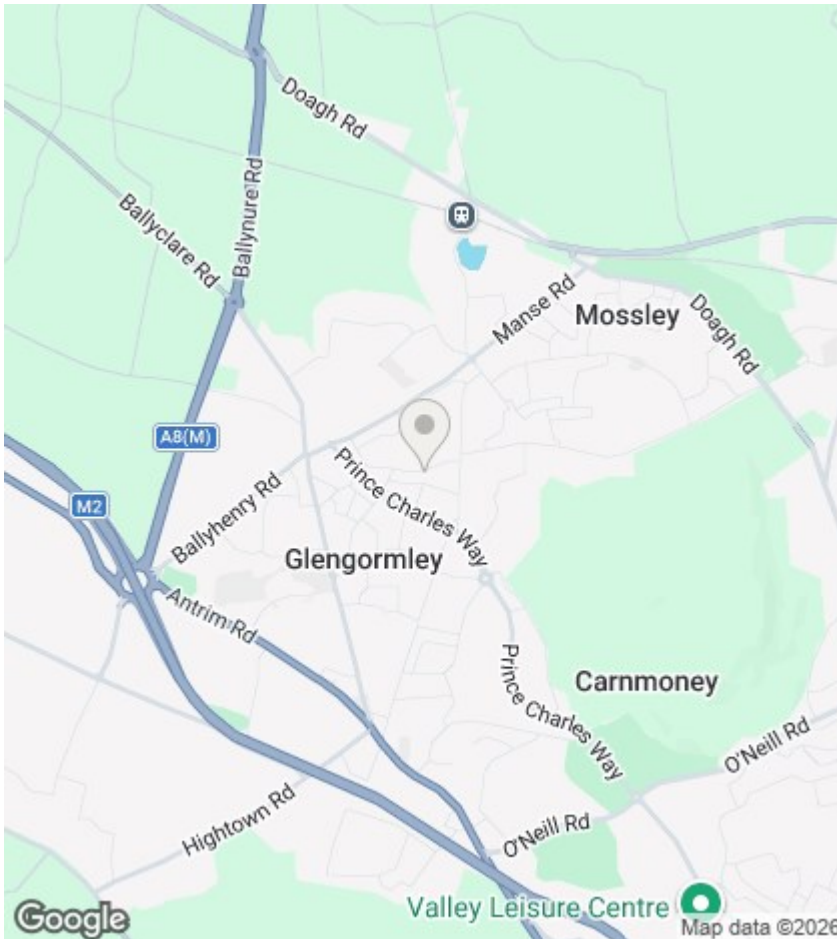
Disclaimer/ Additional Information

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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor

