info@country-estates.com www.country-estates.com

296 Carnmoney Road, Newtownabbey, BT36 6NW

- **Superb Extended Detached Bungalow**
- **3 Bedrooms**
- **2+Reception**
- **Single Storey Extension To Rear**
- **Luxury Open Plan Kitchen With Living/ Dining Aspect**
- **Future Proofed For Retirement Living**
- **Popular Convenient Location**
- **Deluxe Modern Bathroom**
- **Professionally Hard Landscaped Rear Garden**
- **PVC Double Glazed Windows / Gas Central Heating (New Gas Boiler 2025)**

PRICE Offers Over £259,950

Positioned within a popular convenient location within walking distance to local shops & public transport. This beautifully presented extended detached bungalow benefits from a recently added single storey extension creating an impressive open plan kitchen with living / dining space, deluxe modern bathroom, spacious lounge and a professionally hard landscaped rear garden with detached garage. The property has been comprehensively recently modernised with a number of the principal rooms tastefully decorated with Farrow & Ball paint. For the purchaser searching for one level living the property has been future proofed for retirement living coupled with a turn key style finish. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

ACCOMMODATION

GROUND FLOOR

Composite front door into:-

OPEN PLAN LOUNGE 18'7" x 14'9"

At max. Feature accent wall in acoustic panelling. Quality laminate plank flooring. Picture style window with far reaching views extending towards the Knockagh monument. Twin oak doors into:-

OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 19'4" x 17'6"

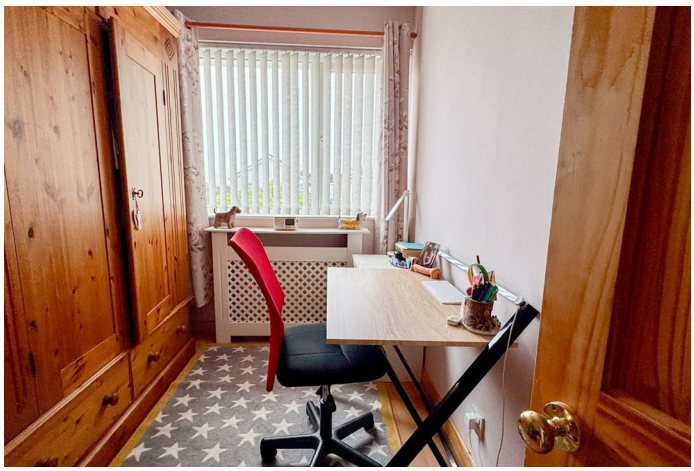
Approximately. Luxury recently installed modern 'Nobilia' kitchen equipped with a comprehensive range of high and low level modern fitted units with contrasting work surfaces. Inlaid 'Grohe' stainless steel sink with mixer tap. Inlaid retractable power plug column. Breakfast bar style recess for casual dining. A range of integrated appliances including twin Bosch eye level combi microwave/oven, Bosch dishwasher, whirlpool fridge freezer and four ring induction venting hob. Quality laminate plank flooring. Dual window aspect with picture style full height window. Living area with Inglenook style fireplace with cast iron multi fuel Henley air vented stove on tiled hearth with wooden mantle. Twin PVC double glazed doors to garden.

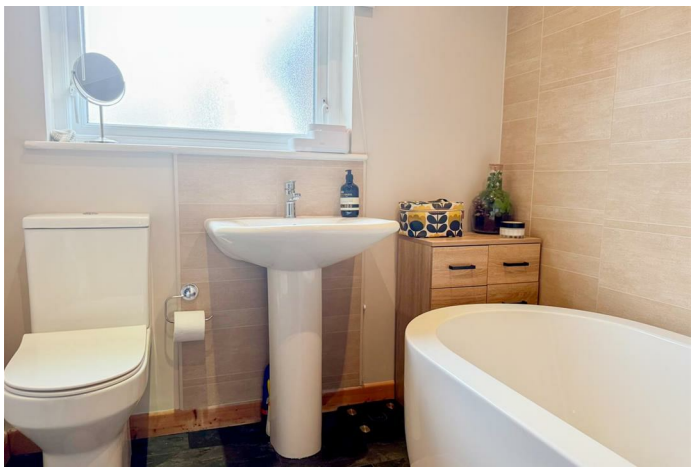
BEDROOM 1 11'7" x 10'8"
Laminate strip flooring.

BEDROOM 2 10'8" x 9'3"

BEDROOM 3 8'6" x 6'6"
Built-in wardrobe/ storage cupboard. Laminate flooring.

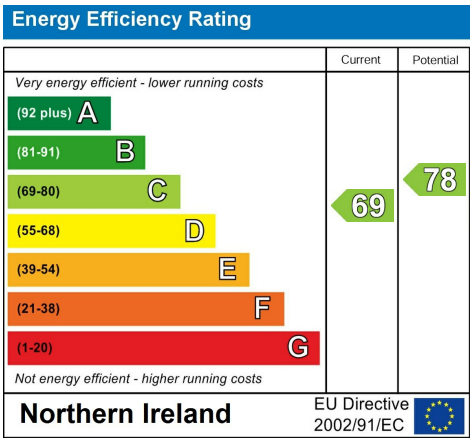
DELUXE MODERN FAMILY BATHROOM
Comprising button flush w.c, pedestal wash hand basin with monobloc tap and freestanding modern bath with floor mounted waterfall tap and hand shower attachment. Tile effect wall panelling. Recessed low voltage lighting.





OUTSIDE
Large garden to front finished in pink stones for easy maintenance with feature circular shrub bed.
Professionally hard landscaped garden to rear, fully paved and stocked with a variety of shrubs and plants. Screened by perimeter fence. Graduated path to rear accessing garage.
Driveway to side with parking for a number of vehicles. Fixed twin gates to:-

DETACHED GARAGE 17'6" x 8'3"
Roller shutter door, power and light. Plumbed for washing machine. Access to rear via twin PVC double glazed French doors to ramp leading to rear garden and level access to bungalow.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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