

49 Carnvue Road, Newtownabbey, BT36 6RE



- Extended Detached Bungalow
- Three Well Proportioned Bedrooms
- Two Receptions
- Open/Plan Kitchen and Living/Dining Area
- Four Piece Family Bathroom Suite
- Extensive Private Garden to Rear
- Driveway to Side for Off-Street Parking
- Detached Garage with Power and Lights
- PVC Double Glazing/Oil Fired Central Heating
- Highly Regarded Established Location

PRICE Offers Over £179,950

Positioned with in a highly regarded established residential location. Occupying an extensive mature and private site just off the Manse Road, within close proximity to public transport, shops and schools. The accommodation comprises a spacious lounge, open plan kitchen and living/dining area, three well proportioned bedrooms, and four piece family bathroom. With a high level of interest anticipated, an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

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

ACCOMMODATION

Hard wood front door into entrance porch. Glazed door into:

SPACIOUS LOUNGE

18'8" x 12'5" (5.7 x 3.8)

Feature brick fireplace with tiled hearth. Large window to front, allowing for lots of natural light.

LIVING/DINING

18'8" x 7'2" (5.69m x 2.18m)

Hot press storage cupboard. Open into:

FITTED KITCHEN

11'9" x 11'5" (3.6 x 3.5)

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Plumbed for dish washer. Space for free standing cooker with over head extractor fan housed in decorative copper hood. Space for free standing fridge freezer. Breakfast bar style return for casual dining. Tiled walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1

11'9" x 10'2" (3.6 x 3.1)

BEDROOM 2

10'2" x 9'6" (3.1 x 2.9)

Built in two bay slide robes. Wood panelled feature wall.

BEDROOM 3

8'6" x 6'6" (2.6 x 2.0)

Built in storage cupboard.

FOUR PIECE FAMILY BATHROOM SUITE

Comprising corner bath, tiled shower cubicle with electric shower unit, pedestal wash hand basin and a button flush WC. Tiled walls. Tiled floor. PVC panelled ceiling.


OUTSIDE

Neat well maintained garden to front stocked with a variety of mature shrubs and plants. Driveway to side for off-street parking, leading to detached garage.

Extensive private enclosed garden to rear, screened by perimeter fence and hedgerow. Laid in lawn with Paved patio area and walkways.

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

DETACHED GARAGE (16'8" x 9'6") Equipped with power and lights. Roller shutter door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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