



1 Carnhill Road, Newtownabbey, BT36 6LA

- Extended, Detached Home
- Conservatory
- Bathroom; Separate Shower Room
- Private Driveway
- Gardens Front, Side and Rear
- Five Bed; Three+ Reception
- Kitchen
- Oil Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £239,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Timber panelling to walls. Access to partially floored roof space via slingsby style ladder.

LOUNGE 13'11" x 11'11"

Focal point fireplace. Dual aspect windows.

FAMILY ROOM 18'7" x 13'8"

Focal point fireplace. Wood laminate floor covering. Access to under stairs store. PVC double glazed French doors to rear garden.

SUN LOUNGE 14'6" x 13'6" (wps)

Stairwell to first floor. Wood laminate floor covering. PVC double glazed door to front.



SHOWER ROOM

White, two piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Wood laminate floor covering.

CONSERVATORY 13'1" x 10'11"

In PVC double glazed frame with matching French doors to rear garden.

KITCHEN 11'1" x 9'3" (wps)

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point. Space for under counter fridge and freezer. Plumbed and space for washing machine. Access to shelved hot press. Part tiling to walls. Tiled floor.

LIVING ROOM / BEDROOM 1 14'6" x 10'11"

Focal point fireplace. Exposed tongue and groove timber flooring.

BEDROOM 2 11'0" x 10'10"

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 10'11" x 8'11"

BEDROOM 4 9'3" x 7'6"

Built in wardrobe.

BATHROOM

White, three piece suite comprising bath, vanity unit and WC. Electric shower. Part tiling to walls.

FIRST FLOOR

LANDING

BEDROOM 5 18'11" x 13'8" (wps)

Elevated rural views. Exposed tongue and groove timber flooring. Access to under eaves storage.

EXTERNAL

Generous sized private driveway finished in brick pavior. Front garden finished mainly in lawn. Entrance porch area. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn and paved patio area. PVC oil storage tank. Outside tap.

MATCHING DETACHED GARAGE approx 16'0" x 10'0"

Up and over door. Separate service door. Separate store to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, extended, five bedroom/three+ reception detached with conservatory and matching detached garage, occupying a prime site off Carnhill Road, Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, sun lounge, conservatory, kitchen, five bedrooms, bathroom and separate shower room.

Externally, the property enjoys generous sized private driveway, garage, and gardens front, side and rear.

Other attributes include oil heating, double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.



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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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