



## 117 FAIRVIEW ROAD

### Carnmoney Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Large Lounge
- Modern Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Location

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

**Offers Around £124,950**

# 117 Fairview Road

Carnmoney, Newtownabbey, BT36 6QN



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, open plan to lounge

#### LOUNGE

17'5" x 13'9" at widest (5.31m" x 4.19m" at widest)

Wood laminate herringbone style flooring, two radiators

#### KITCHEN / DINER

Modern range of white high gloss high and low level units, formica worktop, basin 1/2 stainless steel sink unit, double range style cooker space, extractor fan, fridge / freezer space, plumbed for washing

machine, tumble dryer space, gas boiler, integrated dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace via wooden fold down ladder

#### BEDROOM 1

10'11" x 9'11" (3.33m" x 3.02m" )

Wood laminate flooring, radiator, built in wardrobe

#### BEDROOM 2

12'2" x 10'11" at widest (3.71m" x 3.33m" at widest )

Wood laminate flooring, radiator, built in cupboard and wardrobe

#### BEDROOM 3

8'8" x 8'3" at widest (2.64m" x 2.51m" at widest )

Wood laminate flooring, radiator, built in wardrobe

### SHOWER ROOM

Chrome corner shower cubicle, thermostatic shower, floating vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

### OUTSIDE

Stoned garden to front

Fully enclosed pebbled garden to rear



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000