

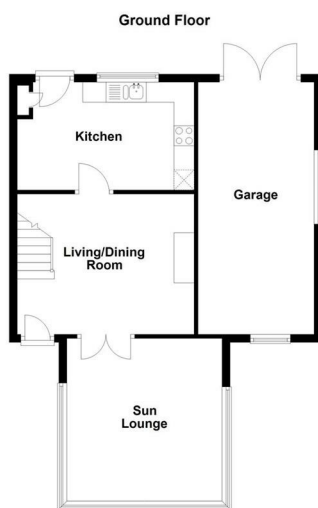


92 Carntall Road, Newtownabbey, BT36 5SD

- End Terrace Property
- Lounge; Sun Lounge
- Bathroom
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Two Bedrooms
- Kitchen With Informal Dining Area
- Floored Roof Space
- Private Driveway; Garage; Outbuildings
- Open Aspect To Rear

Offers Over £124,950

EPC Rating F



92 Carntall Road, Newtownabbey



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PROPERTY DESCRIPTION

ACCOMMODATION

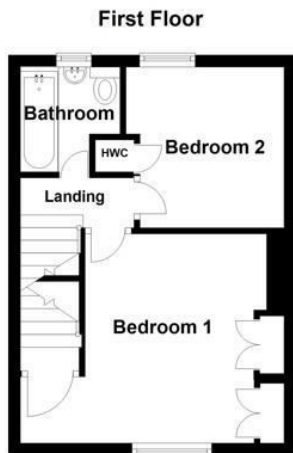
LOUNGE 14'5" x 11'6"

PVC double glazed front door. Brick fireplace with open fire. Tiled floor. Stairwell to first floor. Glass panelled door to kitchen. Glass panelled French doors leading to:

SUN LOUNGE 14'4" x 13'9"

KITCHEN 14'8" x 8'7"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. PVC double glazed French door to rear garden.



FIRST FLOOR

LANDING

Wood laminate floor covering.

BEDROOM 1 14'7" x 11'6" (wps)

Range of fitted wardrobes. Glass panelled door leading to fixed stairwell to floored roof space.

BEDROOM 2 8'10" x 8'8" (wps)

Fitted wardrobe and range of storage. Access to separate shelved storage. Rural view to rear.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Fully tiled walls.

FLOORED ROOF SPACE 13'6" x 8'4" (wps)

Power, light, fitted storage units and access to under eaves storage.

EXTERNAL

Low maintenance, paved front and side gardens.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area, brick pavior and driveway.

Outside tap.

UTILITY STORE

Range of fitted storage units and stainless steel sink unit.

Plumbed and space for washing machine. Part tiling to walls.

GARDEN TOILET

White, two piece suite comprising wash hand basin and WC. Fully panelled walls. Tiled floor.

ATTACHED GARAGE 18'4" x 10'2" (approx)

LEAN TO STORE 18'4" x 10'2" (wps)

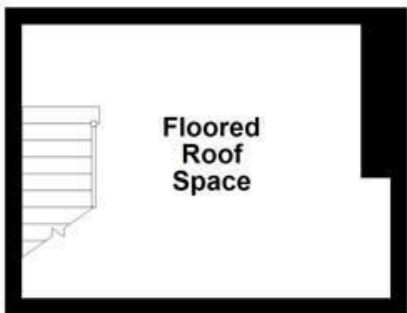
Oil fired central heating boiler. PVC oil storage tank.

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.



Second Floor



Well presented, two bedroom, extended end terrace property with open aspect to rear, situated off Carntall Road, Newtownabbey.

The property comprises lounge, sun lounge, kitchen with informal dining area, two bedrooms, bathroom and floored roof space.

Externally, the property enjoys private driveway, gardens front and rear, attached garage, lean to store, utility room and garden WC.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



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	32	
(1-20) G		54
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