

# 30 Fairview Way, Newtownabbey, BT36 6PX



- Detached Family Home
- 3 Bedrooms
- 2 Receptions
- Extensive Hard Landscaped Garden To Rear
- Popular Convenient Location
- Excellent First Time Buy
- PVC Double Glazed Windows
- Gas Central Heating
- Detached Garage

## PRICE Offers Over £194,950

*Positioned with an a popular convenient location within walking distance of shops, schools and public transport. This well maintained three bedroom detached family home will interest both first-time buyers and down sizers.*

*Benefitting from an extensive private site and detached garage this property represents excellent value for money in the current market. An early viewing is 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

### GROUND FLOOR

PVC double glazed front door with leaded glass inset. Chinese slate tiled floor

### LOUNGE

14'9 x 12'4 (4.50m x 3.76m)

Approx. Under stairs storage cupboard. Light oak effect laminate plank flooring extending through into:

### DINING ROOM

10'6 x 9 (3.20m x 2.74m)

Dining room 10.6×9. Sliding PVC double glazed patio doors to private rear garden

### MODERN FITTED KITCHEN

10'7 x 10'3 (3.23m x 3.12m)

Equipped with a comprehensive range of high and low level modern units with contrasting work services. Stainless steel single drainer sink unit with Swan neck mixer tap.

Space for range style cooker overhead extractor fan housed in stainless steel canopy with stainless steel splashback. Integrated dishwasher. Space for freestanding American style fridge. Plumbed for washing machine.

PVC double glazed external door to driveway.

Tiled Floor, complementary wall tiling

### FIRST FLOOR

#### BEDROOM 1

11'8 x 10'3 (3.56m x 3.12m)

Fitted modern double slide robe

#### BEDROOM 2

10'3 x 9'3 (3.12m x 2.82m)

#### BEDROOM 3

8'7 x 7'6 (2.62m x 2.29m)

Built-in storage cupboard dual window aspect

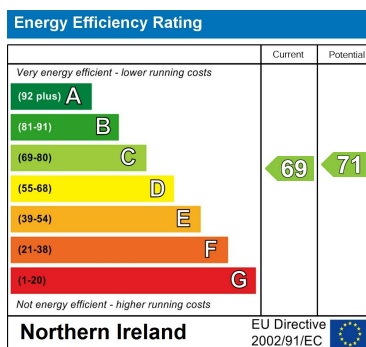
### MODERN BATHROOM

Comprising pedestal wash handbasin with mono block top. Button flush w.c. Offset bath with fixed curved shower screen and thermostatically controlled shower over. Fully tiled walls.

### OUTSIDE

Parking forecourt to front. Driveway to side leading to detached garage.

Extensive private enclosed garden to rear, hard landscaped for easy maintenance with paved patio and walkways leading to raised paved terrace. Ornamental garden pond.



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



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