

# 11 Carnhill Crescent, Newtownabbey, BT36 6LG



- Beautifully Maintained Detached Bungalow
- Three Well Proportioned Bedrooms
- Lounge with Feature Fireplace
- Modern Fitted Kitchen with Integrated Appliances
- Modern Shower Room
- Extensive Private Garden to Rear
- Private Driveway to Side via Twin Gates
- Detached Garage with Roller Door
- PVC Double Glazed/Gas Fired Central Heating with New Boiler
- Highly Popular Convenient Location



## PRICE Offers Over £209,950

Maintained to a very high standard, this impressive detached bungalow is ideally located within a quiet residential area of Carnmoney, Newtownabbey. Enjoying a well planned living layout, the property briefly comprises lounge with feature fireplace, modern fitted kitchen with integrated appliances, three well proportioned bedrooms and a shower room. Externally the property benefits from well maintained lawn to front, private driveway to side leading to a detached garage and an enclosed garden to rear. An early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE

PVC double glazed front door with matching side screen into spacious well presented entrance hall. Under stairs storage cupboard.

### LOUNGE

14'11" x 10'11" (4.55 x 3.33)

Attractive feature fireplace with electric fire. Feature bow window.

### MODERN FITTED KITCHEN

10'11" x 9'3" (3.35 x 2.82)

Equipped with a comprehensive range of high and low level gloss fitted kitchen units and contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, separate hob, overhead angled extractor fan and fridge freezer. Fixed breakfast bar. Quality laminate flooring. PVC double glazed door to rear. Recessed downlighting.

### BEDROOM 1

12'11" x 10'11" (3.94 x 3.33)

### BEDROOM 2

11'5" x 9'3" (3.48 x 2.84)

Range of bespoke built in wardrobes.

### BEDROOM 3

8'2" x 7'1" (2.49 x 2.18)

Quality laminate flooring. Access to fixed staircase leading to:

### FLOORED ROOFSPACE

Lights and power. Velux window. Perfect for storage.

### MODERN SHOWER ROOM

Comprising large shower cubicle with electric shower unit, floating vanity wash hand basin and a button flush WC. PVC wall panelling. PVC Panelled ceiling. Recessed downlighting. Chrome towel radiator.

### OUTSIDE

Neat well maintained lawn to front with a variety of shrubs. Block paved walkway.

Private driveway to side leading to matching detached garage.

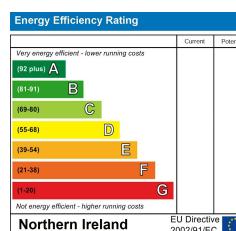
Extensive enclosed garden to rear, screened by perimeter fence. Garden in lawn with block paved walkways. Planted apple and pear trees. Garden shed and greenhouse. Outside tap.

### DETACHED GARAGE

19'1" x 8'11" (5.84 x 2.74)

Roller shutter door.

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



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