



205 Carnmoney Road, Newtownabbey, BT36 6JR

Offers Over £189,950

- Semi detached property in popular residential area
- Lounge with laminate wood flooring
- Modern white bathroom suite
- Extensive garden to rear in lawn
- Tastefully renovated
- 3 Bedrooms
- Recently fitted kitchen with casual dining area
- Gas fired central heating (newly installed) / Double glazing in uPVC frames
- Detached garage/ Generous driveway
- Cavity wall insulation

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Situated on the ever-popular Carnmoney Road, No. 205 is a semi-detached home that has undergone an extensive programme of renovations, allowing the lucky purchaser to simply move in and enjoy. The property benefits from a newly fitted kitchen and modern bathroom, along with being replastered throughout to create a fresh, contemporary finish. Further improvements include cavity wall insulation, upgraded roofspace insulation and newly installed gas central heating, enhancing both comfort and energy efficiency. Externally, the property boasts a truly impressive rear garden, generous in size and ideal for families, gardening enthusiasts or outdoor entertaining. Conveniently located close to local amenities, schools and transport links, this home represents an excellent opportunity for first-time buyers or those seeking a well-presented property in a highly regarded area.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Laminate wood flooring, downlighters, understairs storage, Glowworm gas boiler

LOUNGE

11'10" x 11'8"

Cornicing, laminate wood flooring

KITCHEN/ DINING ROOM

18'9" x 11'6"

Modern fitted kitchen with range of high and low level units, round edge worksurfaces with upstands, stainless steel sink unit with mixer tap, built in hob and fan assisted oven, stainless steel extractor fan, built in dishwasher, built in washing machine, built in fridge freezer, downlighters.

Casual dining area, French doors to rear

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

11'11" x 10'5"

BEDROOM (2)

11'6" x 10'3"

BEDROOM (3)

8'4" x 8'0"

BATHROOM

Modern white bathsuite, low flush W/C, wall hung wash hand basin, with twin drawer, built in bath with mixer tap, corner glazed shower unit with rain shower, heated towel rail, ceramic tiled flooring, downlighters

OUTSIDE

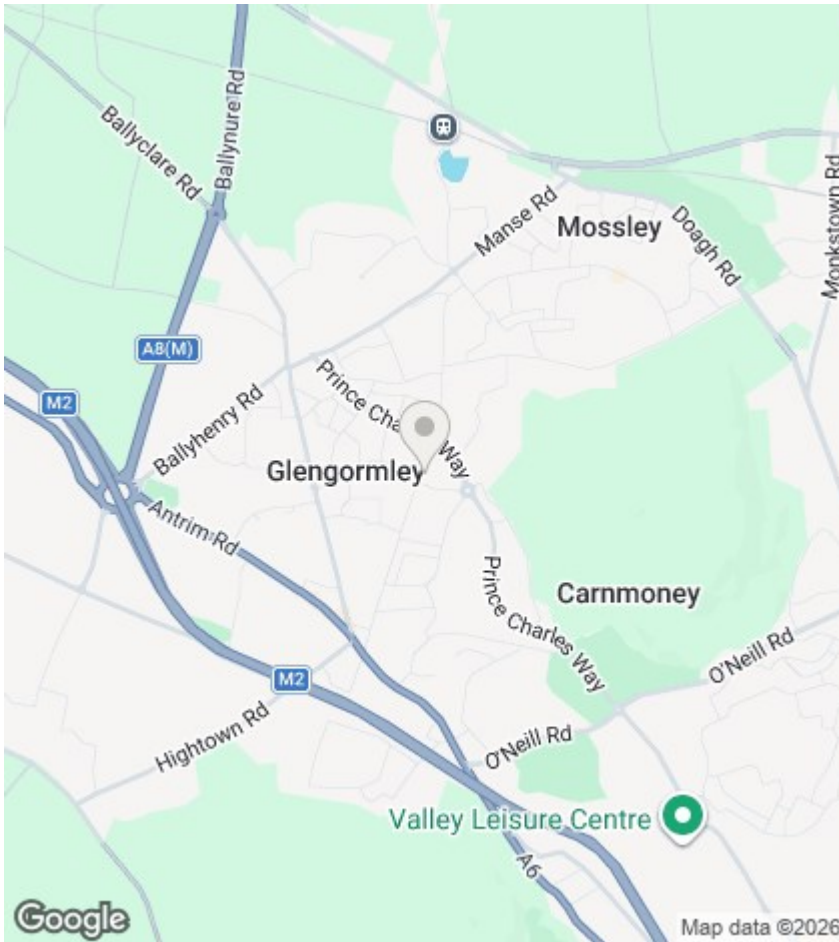
Front in tarmac driveway

Rear in raised patio area, water tap, extensive garden (purchaser to plan to their taste)

DETACHED GARAGE

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate.

Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

Ground Floor

