



27 Beverley Gardens, Carnmoney, BT36 6NX

Offers Over £149,950

- Semi detached villa in highly popular residential location
- Kitchen/ dining area fitted with modern high gloss units
- Shower room with white suite
- Rewired 2025
- Garage
- Lounge
- Three bedrooms
- Oil fired central heating
- Double glazing in uPVC frames
- Gardens front and rear laid to lawn

27 Beverley Gardens, BT36 6NX

Located within a popular and convenient residential area, 27 Beverley Gardens is a semi-detached home offering bright accommodation suited to family living. The ground floor comprises of a lounge and an open-plan kitchen/dining room with modern high gloss units. Upstairs, the property offers three bedrooms and a family bathroom, making it an ideal choice for families, first-time buyers or investors. The property benefits from its convenient position close to local transport routes, shops and schools.

Early viewing is recommended.



Council Tax Band:



RECEPTION HALL

LOUNGE

14'0" x 11'5"

KITCHEN/DINING ROOM

17'4" x 9'4"

Range of high and low level built high gloss units, single drainer stainless steel sink unit with mixer tap. Inlaid hob unit with under oven. Extractor fan. Splashback. Laminate work surfaces and matching work surfaces. Integrated dishwasher. Plumbed for automatic washing machine. Breakfast bar. Laminate wood flooring.

FIRST FLOOR

LANIDNG

Hot press comprising insulated copper cylinder tank. Access to fully floored roof space with eaves storage.

BEDROOM (1)

11'1" x 9'8"

Built in robes.

BEDROOM (2)

BEDROOM (3)

8'0" x 7'1"

Built in storage.

SHOWER ROOM

Walk in shower unit, electronically controlled shower with chrome attachment. Low flush WC. Vanity unit with chrome mixer tap. uPVC panelled ceiling.

GARAGE

21'0" x 11'1"

Up & over door. Light and power. Housing oil fired central heating boiler.

OUTSIDE

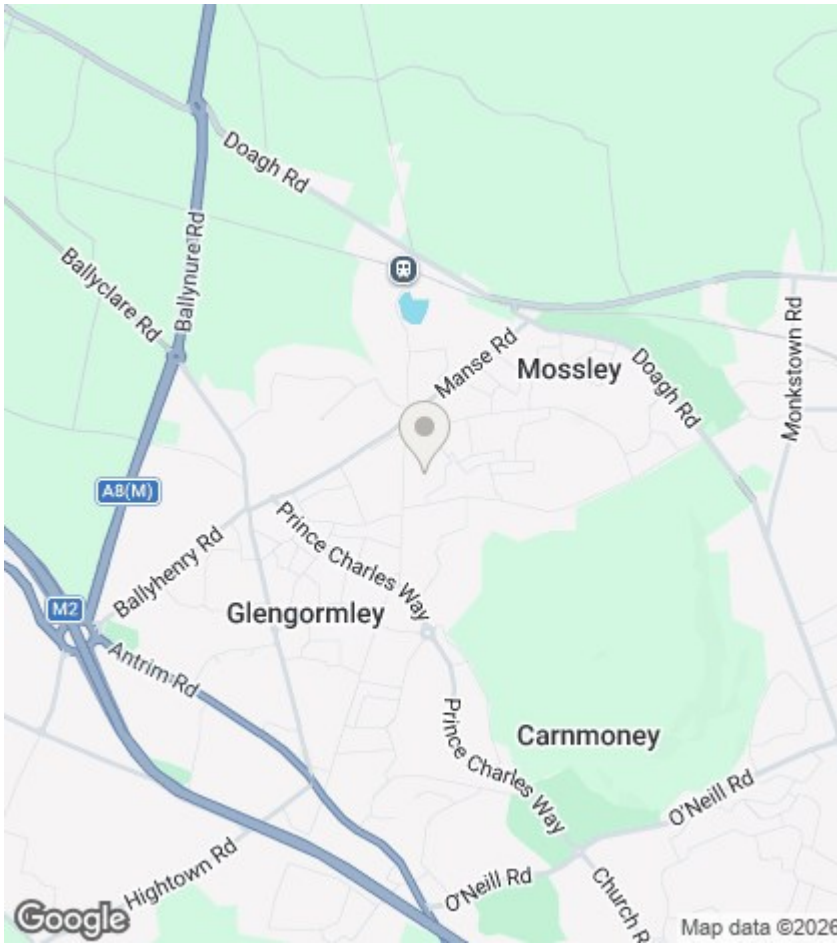
Front garden laid to lawn with variety of plants and shrubs.

Rear garden laid to lawn. Outside light and tap.

Car parking.

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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	