

31 Carnmoney Road, Newtownabbey, BT36 6HL



PRICE Offers Over £142,500



Positioned on an extensive mature site in a highly regarded established location within easy walking distance of Glengormley Village Centre. This well presented spacious Semi-Detached enjoys a well planned living layout incorporating 3 Bedrooms, 2+ Receptions plus Sun Lounge, a recently installed contemporary high gloss fitted Kitchen and a deluxe modern white Bathroom suite. A high level of interest is expected so an early enquiry is advised.

>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

- **Semi-Detached**
- **3 Bedrooms / 2+ Receptions**
- **Highly Regarded Established Location**
- **Extensive Private Garden to Rear / Large Detached Garage**
 - **Sun Lounge**
- **Contemporary High Gloss Fitted Kitchen**
 - **Deluxe Modern Bathroom**
- **Central to All Local Amenities**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Spacious Reception Style Hall / Superb Family Home**

Ground Floor

Front door into a spacious Reception Style Hall 10'7 x 9'9 with quality laminate flooring extending into Kitchen.



LOUNGE 13'5 x 11'0

into bay window. Attractive cast iron feature fireplace with black slate tiled hearth. Solid wooden flooring.



CONTEMPORARY HIGH GLOSS FITTED KITCHEN 11'9 x 10'6

Equipped with a comprehensive range of high and low level high gloss fitted units in contrasting colours with co-ordinating worksurfaces. Single drainer sink unit with swan neck mixer tap. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy. Built in storage cupboard. Complementary wall tiling. PVC double glazed door to garden.



DINING ROOM 11'0 x 9'4

Walnut effect laminate plank flooring extending through arch into:

SUN LOUNGE 10'5 x 9'4

Feature vaulted ceiling in PVC panelling. Twin PVC double glazed doors to garden.



First Floor

BEDROOM 1 12'0 x 11'0

Laminate flooring.

BEDROOM 2 11'0 x 9'6

Laminate flooring. Views over garden.

BEDROOM 3 8'8 x 7'1

Laminate flooring. Built in wardrobe recess.

MODERN WHITE BATHROOM SUITE

Comprising 'P' shape bath with fixed shower screen and shower attachment. Fully tiled walls. Tiled floor. Separate button flush WC. Semi-pedestal wash hand basin. Fully tiled walls. Tiled floor.

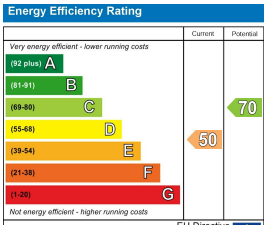


Outside

Garden to front with large private driveway and parking forecourt to Detached Garage. Large garden to front in lawn. Extensive private garden to rear finished in pink stones for easy maintenance screened by mature hedgerow,



IMPORTANT NOTE TO ALL PURCHASERS:
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