

8 Carnvue Park, Newtownabbey, BT36 6NQ



- Superb Detached Bungalow
- 2 Bedrooms/ 1+ Reception
- Luxurious Contemporary Kitchen With Dining Aspect
- Modern Family Bathroom
- Sun Room Extension To Rear
- Gas Fired Central Heating
- Highly Regarded Established Location
- Private South Facing Mature Garden
- Detached Garage With Parking Forecourt
- Beautifully Presented Throughout

PRICE Offers Over £179,950

Positioned with a highly regarded established residential area this beautifully presented detached bungalow with interest the purchaser searching for a home finished throughout to a high internal specification incorporating a luxury modern fitted kitchen with dining aspect, sun lounge and a modern private enclosed garden with south westerly aspect.

>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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

OPEN COVERED ENTRANCE PORCH

With tiled step.

PVC double glazed front door with double glazed side screen into:-

WELL PRESENTED ENTRANCE HALL

Exposed quality oak strip flooring extending into:-

LOUNGE 15'0" x 11'0"

BEDROOM 1 13'1" x 12'0"

With recessed low voltage lighting.

BEDROOM 2 10'6" x 10'0"

MODERN FAMILY BATHROOM

Comprising panelled bath with fixed folding shower screen and shower over, button flush w.c. and wash hand basin housed in vanity unit with mono bloc tap. Tiled floor. Complementary wall tiling. Recessed low voltage lighting.

OPEN PLAN LUXURY KITCHEN WITH DINING ASPECT 17'4" x 10'8"

Equipped with a comprehensive range of high and low level fitted units in gloss finish with contrasting wooden work surfaces. Single drainer stainless steel sink unit with swan neck tap. A host of integrated appliances including dishwasher, fridge freezer, washing machine, oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Exposed oak flooring. Open plan into:-

SUN LOUNGE 10'6" x 9'0"

Exposed oak flooring. Views over garden. PVC double glazed door to terrace/ decked area.

OUTSIDE

Neat well maintained garden to front in lawn screened by mature hedgerow and well stocked flower beds with shrubs. Driveway to side with parking forecourt leading to:-

DETACHED GARAGE

With power and light.

Large private enclosed garden to rear in lawn screened by perimeter fence and mature trees. Feature raised decked area with fixed bench seat and planters.

Excellent for family barbeques due to south westerly aspect.

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

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

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