



# 22 Greenhill Road

Carnmoney, NEWTOWNABBEY, BT36 6JN

Extended Semi-Detached Family Bungalow  
2 Bedrooms. 2 Reception Rooms  
Oil-Fired Central Heating  
Attached Garage

A Barton Company have the pleasure of presenting FOR SALE, this two-bedroom, two-reception, extended semi-detached bungalow in the discrete yet popular 'Greenhill' development, where other properties are of equally high calibre.

Extensive gardens front and rear, very private and well screened from neighbours, and a deceptively spacious interior make this property an ideal family home. Register your interest for a viewing today!

**For Sale**

**Offers Around £145,000**

*Viewing by appointment only through agents.*

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- Two Bedrooms.
- Two Reception Rooms.
- Oil-Fired Central Heating.
- uPVC white framed, double glazed windows throughout.
- uPVC framed and glazed external doors.
- uPVC guttering and fascia boards.
- Easily accessed roof space with flooring, light and power.
- Attached Garage.
- Substantial front and rear gardens.
- Chain-free.



## Accommodation Comprises:

### Ground Floor

#### Entrance Hall

uPVC 'mahogany' framed glazed front door. Built-in cloaks cupboard. Wooden laminate flooring. Access to roof space via wooden integrated stepladder.



#### Living Room

4.37 x 3.63m (14'4" x 11'11") MAX.

Feature chimney breast. Wooden laminate flooring. Large panoramic window. 2x Double Radiators. Centre light and feature light.



#### Dining / Reception II

4.67 x 3.04m (15'4" x 10'0")

Feature wall. Wooden laminate flooring. Double radiator. Pedant light fittings. Archway through to...

#### Kitchen

4.62 x 3.16m (15'2" x 10'4")

A 'light oak' fitted kitchen suite comprising floor and eye level units, larders and vanity & display units with contrasting Formica work surfaces. Stainless steel sink and drainer with matching mixer taps. Integrated gas hobs and concealed extractor unit. Integrated double oven, fridge and freezer. Plumbed for washing machine. Feature lighting. Ceiling spot lights. Vinyl flooring. Part-tiled walls. Double radiator. uPVC white framed glazed back door.



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## Master Bedroom

3.07 x 3.33 (10'1" x 10'11") MAX.

Carpeted. Built-in wardrobes and slider robes. Single Radiator. Centre light.

### En-Suite W.C.

Low-Flush W.C. and Pedestal Wash Hand Basin. Halogen light.

## Bedroom II

4.13 x 2.27m (13'6" x 7'5")

Carpeted. Single radiator. Centre light.

## Bathroom

Three-piece "caramel" bathroom suite comprising: Bath with mixer taps and shower attachment, pedestal wash hand basin and low-flush W.C. Separate enclosed thermostatically controlled shower unit. Stainless steel fittings and taps. Fully tiled walls. Vinyl flooring. Single radiator. Centre light. Access to hot press.

### First Floor

Floored **Roof Space** with power, light, and roof window. Eave storage access. Potential for conversion with appropriate consents.

### Exterior

## Attached Garage

Up-and-over garage door. Light and power.

Oil storage tank.

**Front Gardens**, laid principally in lawn with neat and tidy shrubbery and hedge surround.

**Rear Gardens**, laid principally in lawn with neat and tidy shrubbery and fully enclosed with hedge surround. Paved patio area and paving to rear of garage.

Paved **driveway**.



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**Energy Performance Certificate** Available on Request.

Please note that we have not tested the services or systems in this property.

Purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		