



10 Fairhill Gardens, Newtownabbey, BT36 6LZ

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Deluxe Shower Room
- Private Driveway; Matching Detached Garage
- Cul De Sac Position; Elevated Rural Views
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Convenient Location; Immaculately Presented

Offers Over £149,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Stairwell to first floor.

LOUNGE widest points

Picture window to front elevation enjoying elevated rural views.
Focal point fireplace.



KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven and dishwasher. Space for fridge and freezer. Plumbed for automatic washing machine. Access to larder unit. Glass fronted display cabinet. Splash back tiling to walls. Tile effect wood laminate floor covering to kitchen area. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and partially floored roof space with slingsby style ladder.

BEDROOM 1 11'11" x 10'3"

Elevated rural views. Built in double wardrobes.

BEDROOM 2 10'3" x 9'5"

BEDROOM 3 widest points

Elevated rural views. Built in wardrobe/store.

DELUXE SHOWER ROOM

Contemporary white three piece suite comprising shower enclosure, floating vanity unit and WC. Electric shower. Illuminated mirror over sink. Chrome towel radiator. PVC tongue and groove panelling to ceiling. Tile effect panelled walls. Wood laminate floor covering.

EXTERNAL

Low maintenance front garden finished in decorative stone. Private driveway finished in tarmac. PVC soffits, fascia and rainwater goods. Large, fully enclosed gardens to side and rear finished in lawn and paved patio area. PVC oil storage tank. External lighting. Outside tap.

MATCHING DETACHED GARAGE 20'3" x 10'6"

Up and over door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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.



Well presented, three bedroom, semi detached villa with matching detached garage, occupying a prime, end of cul de sac site enjoying elevated rural views, located within the popular Fairhill area of Carnmoney, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms and deluxe shower room with contemporary, white three piece suite. Externally the property enjoys private driveway finished in tarmac, matching detached garage, low maintenance front garden finished in decorative stone, and large, fully enclosed gardens to side and rear finished in lawn and paved patio area. Other attributes include oil fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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