



**6 Fairhill Gardens
 Carnmoney, Newtownabbey, BT36 6LZ**

**Offers Around
 £194,950**

We are delighted to offer for sale this well presented and extended detached villa which is located in a cul de sac in a very popular residential area in Carnmoney and will appeal to the growing family.

Inside the accommodation comprises; entrance hall, lounge with hole in wall style fireplace and stove, modern white high gloss fitted kitchen / diner with space for appliances and open to a sunroom with wood laminate flooring and PVC double glazed double doors to rear.

Upstairs there are four bedrooms and a modern bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway for ample parking leading to an attached lean to with access to a detached garage, garden to front and side in lawn and paved patio area to rear.

Early viewing recommended !!

6 Fairhill Gardens

Carmoney, Newtownabbey, BT36 6LZ



- Extended Detached Villa
- Lounge & Sunroom
- Detached Garage
- 4 Bedrooms
- White Bathroom Suite
- Cul De Sac Position
- Modern Kitchen / Diner
- PVC Double Glazing / Gas

ACCOMMODATION COMPRISES SUNROOM

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate tile effect flooring

LOUNGE

14'11" x 12'2" (4.55m" x 3.71m")
Hole in wall style fireplace with stove, wood laminate flooring

KITCHEN / DINER

18'3" x 11'0" (5.56m" x 3.35m")
Modern range of white high gloss high and low level units, cooker space, fridge / freezer space, open to sunroom

16'3" x 8'8" (4.95m" x 2.64m")
Wood laminate flooring, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10'3" (3.61m x 3.12m")
Wood laminate flooring

BEDROOM 2

16'3" x 8'8" (4.95m" x 2.64m")
Wood laminate flooring

BEDROOM 3

9'4" x 7'5" (2.84m" x 2.26m")
Wood laminate flooring

BEDROOM 4

8'11" x 9'7" (2.72m" x 2.92m")

BATHROOM

White suite comprising bath, Mira shower above, floating vanity unit, low flush wc, fully pvc panelled walls

OUTSIDE

Tarmac driveway leading to an attached lean to with access to a detached garage
Garden to front in lawn
Garden to side in lawn
Paved patio area to rear



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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark