



**113 Carnmoney Road
 Glengormley, Newtownabbey, BT36 6JP**

**Offers Around
 £159,950**

We are delighted to offer for sale this recently modernised and extremely well presented semi detached villa which is located in a very popular residential area which is within walking distance to Glengormley town centre offering easy access to all local amenities and will ideally suit the young buyer seeking their first home.

Then accommodation comprises entrance hall, lounge with feature hole in wall style fireplace, dining room with wood laminate flooring and open to a modern shaker style fitted kitchen with built in oven and hob and access to rear.

Upstairs there are three bedrooms and a luxury bathroom with white suite.

Other benefits include Gas heating and PVC double glazing.

Outside there is a tarmac driveway for ample parking leading to a detached garage, pebbled garden to front and a pebbled garden to rear with feature raised decking offering stunning views.

Early viewing strongly recommended !!

113 Carnmoney Road

Glengormley, Newtownabbey, BT36 6JP



- Semi Detached Villa
- Three Bedrooms
- 2 Reception Rooms
- Luxury Fitted Kitchen
- Luxury White Bathroom
- PVC Double Glazing / Gas
- Garage & Gardens
- Immaculate Presentation

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage with gas boiler.

LOUNGE

12'5" x 10'10" (3.78 x 3.30)
Feature hole in wall style fireplace with hearth, radiator.

DINING ROOM

12'0" x 9'11" (3.66 x 3.02)
Wood laminate flooring, radiator, open to kitchen

KITCHEN

10'6" x 6'9" (3.20 x 2.06)
Luxury newly installed range of shaker style high and low level units, built in stainless steel oven, ceramic hob,

stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, wood laminate flooring, pvc double glazed back door.

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

12'3" x 10'11" AT WIDEST (3.73 x 3.33 AT WIDEST)
Radiator, built in wardrobe.

BEDROOM 2

12'4" x 10'11" AT WIDEST (3.76 x 3.33 AT WIDEST)
Built in cupboard, radiator.

BEDROOM 3

8'11" x 7'8" AT WIDEST (2.72 x 2.34 AT WIDEST)
Radiator.

BATHROOM

Luxury newly installed white suite comprising panelled shower bath, shower & screen, vanity unit, low flush wc, partly tiled walls, tiled floor and chrome heated towel radiator.

OUTSIDE

Tarmac driveway for ample parking leading to a detached garage, roller shutter door.
Pebbled garden to front.
Pebbled garden to rear with feature raised decking area offering stunning views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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.

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