



**174 Carnmoney Road  
Carnmoney, Newtownabbey, BT36 6JX**

**Offers Around  
£154,950**

We are delighted to offer for sale this attractive and extended semi detached villa which is located in a very popular residential area, which is close to many local amenities and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with attractive fireplace, dining room, fitted kitchen with space for appliances, sunroom / family room with access to WC, attached garage and garden at rear.

Upstairs there are three bedrooms and a shower / wet room with separate WC.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway for ample parking leading to an attached garage and gardens to front, side in mature shrubs and a garden to rear in lawn with raised patio area.

Early viewing recommended !!

# 174 Carnmoney Road

## Carmmoney, Newtownabbey, BT36 6JX



- Extended Semi Detached
- 3 Bedrooms
- 3 Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Shower Room / Wet Room
- PVC Double Glazing / Oil
- Attached Garage

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE PORCH

Pvc double glazed front door, Terazzo flooring

##### ENTRANCE HALL

Radiator, cloakroom

##### LOUNGE

14'11" x 10'10" at widest (4.55m" x 3.30m" at widest )

Attractive fireplace with tiled hearth, 3 radiators

##### DINING ROOM

11'8" x 10'10" (3.56m" x 3.30m")

Radiator

##### KITCHEN

11'7" x 8'6" at widest (3.53m" x 2.59m" at widest )

Range of high and low level units, worktop,

basin and a half stainless steel sink unit, cooker space, fully tiled walls, radiator, access to

##### SUN ROOM / FAMILY ROOM

Radiator, partly tiled floor, PVC double glazed back door, access to garage and WC

##### FURNISHED CLOAKROOM

Low flush wc, wash hand basin, pvc panelled walls

#### FIRST FLOOR

##### BEDROOM 1

14'11" x 9'8" at widest (4.55m" x 2.95m" at widest )

Built in wardrobe, cupboard above, radiator

##### BEDROOM 2

11'7" x 10'11" at widest (3.53m" x 3.33m" at widest )

Radiator

##### BEDROOM 3

8'11" x 6'8" (2.72m" x 2.03m" )

Built in wardrobe & cupboard, radiator

##### SHOWER ROOM / WETROOM

Walk in shower area, Triton shower, pedestal wash hand basin, partly tiled walls, part pvc panelled walls, hotpress, radiator

##### SEPARATE WC

Low flush wc, fully tiled walls

##### OUTSIDE

Tarmac driveway leading to an attached garage, timber doors, light, power, oil boiler

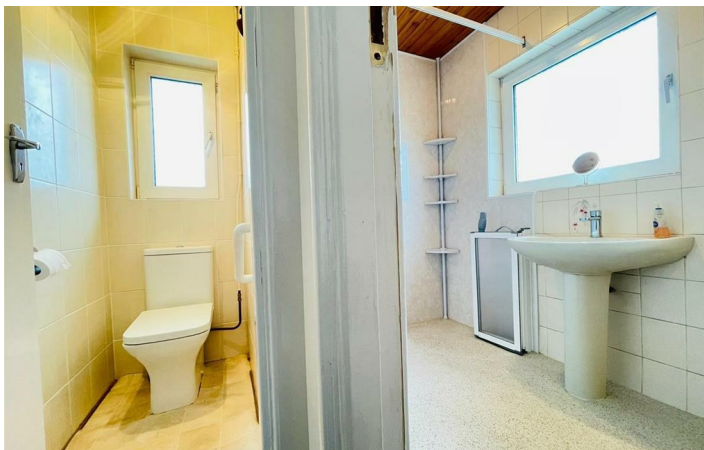
Garden to front in shrubs

Garden to side with mature shrubs

Garden to rear in lawn with raised concrete patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	68
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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