



17 Wells Gate, Newtownabbey, BT36 6FR

- Modern Semi Detached
- Lounge
- Modern Fitted Kitchen
- Deluxe Bathroom; En Suite
- Private Driveway
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £189,950

EPC Rating B



17 Wells Gate, Newtownabbey, BT36 6FR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fan light over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 16'4" x 10'2"

Twin windows to front elevation. Rural views.



KITCHEN THROUGH DINING ROOM 17'4" x 12'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to partially floored roof space, via slingsby style ladder.

PRINCIPAL BEDROOM 12'7" x 10'3"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Towel radiator. Wood laminate floor covering.

BEDROOM 2 12'10" x 9'1"

Elevated rural views over Mossley Mill.

BEDROOM 3 8'5" x 7'10"

Elevated rural views over Mossley Mill.

DELUXE BATHROOM

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway, finished in tarmac.

Front garden, finished in lawn.

External lighting.

PVC fascia.

Fully enclosed rear garden, finished in lawn, paved patio area and raised bed.

Outside tap.

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.



Immaculately presented, three bedroom, semi detached home, located within the well sought after Wells Gate development, Fairhill Crescent, Carnmoney, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with white three piece suite. Externally, the property enjoys private driveway area, finished in tarmac, and fully enclosed rear garden, finished in lawn, paved patio area and raised bed. Other attributes include gas 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	83	83
(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	

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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT