

## 9 WELLS GATE

### Carnmoney Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms Master Ensuite
- Lounge & Sunroom
- Modern Kitchen / Dining
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	
(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	

**Offers Over £199,950**

# 9 Wells Gate

Carnmoney, Newtownabbey, BT36 6FR



## GROUND FLOOR

### ENTRANCE HALL

Hardwood front door, tiled floor

### FURNISHED CLOAKROOM

Semi pedestal wash hand basin, low flush wc, tiled floor

### LOUNGE

16'3" x 10'2" (4.95m" x 3.10m")  
Wood laminate flooring

### KITCHEN / DINING

17'4" x 10'4" (5.28m" x 3.15m")  
Range of high and low level units, formica worktop, recessed spotlights, basin and a half stainless steel sink unit, built in oven, hob, extractor fan,

integrated washing machine, integrated dishwasher, integrated fridge / freezer, tiled floor, open to sunroom

### SUNROOM

10'1" x 9'1" (3.07m" x 2.77m")  
Tiled floor, pvc double glazed doors to garden

## FIRST FLOOR

### LANDING

Access to roofspace

### BEDROOM 1

12'6" x 10'2" (3.81m" x 3.10m")

### ENSUITE

Semi pedestal wash hand basin,

low flush wc, enclosed shower cubicle, partly tiled walls, tiled floor

### BEDROOM 2

12'9" x 10'2" (3.89m" x 3.10m")

### BEDROOM 3

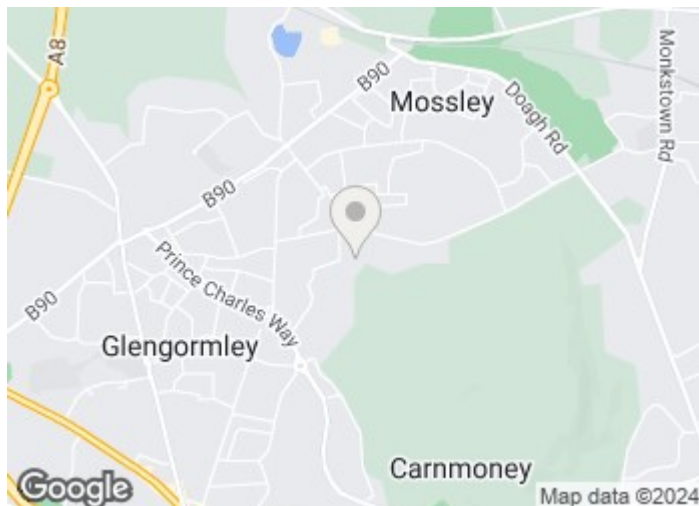
8'6" x 8'0" (2.59m" x 2.44m")

## BATHROOM

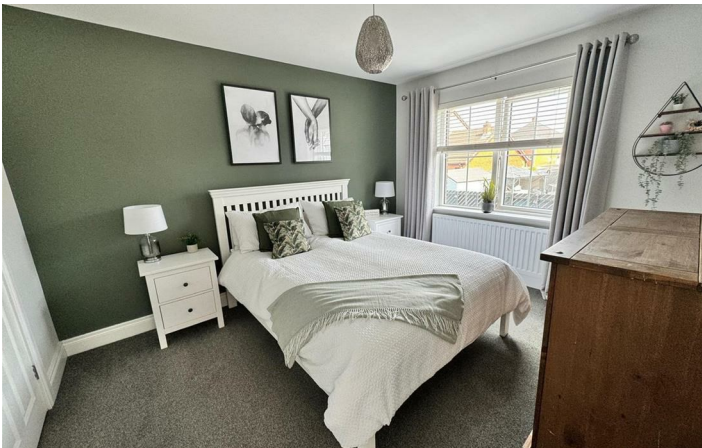
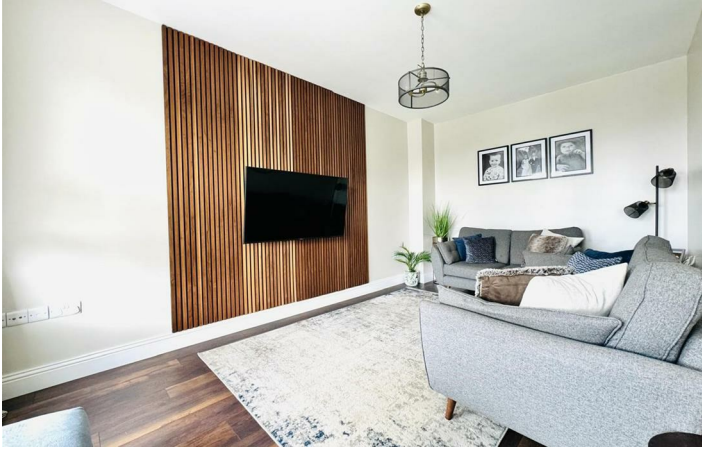
White suite comprising semi pedestal wash hand basin, low flush wc, panelled bath, enclosed & fully tiled shower cubicle, tiled floor.

## OUTSIDE

Tarmac driveway to side, garden to front in lawn, enclosed garden to rear with paved patio area

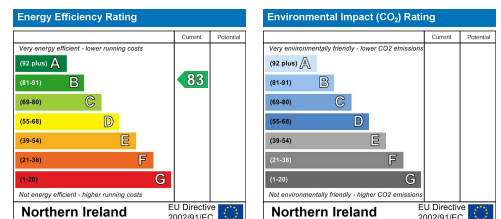


## Directions



# Floor Plan

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