

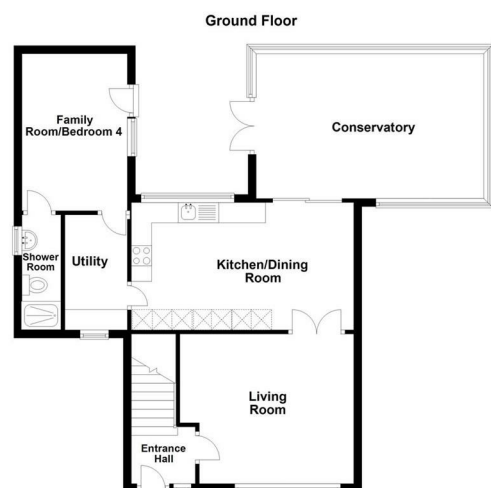


## 15 Fairhill Gardens, Newtownabbey, BT36 6LZ

- Immaculately Presented, Extended, Detached
- Lounge; Focal Point Fireplace
- Large Conservatory To Rear
- Gas Heating; PVC Double Glazing
- Elevated Views
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room; Utility
- Deluxe, Fully Tiled Shower Room
- Private Driveway; Landscaped Gardens
- Convenient Location

Offers Over £189,950

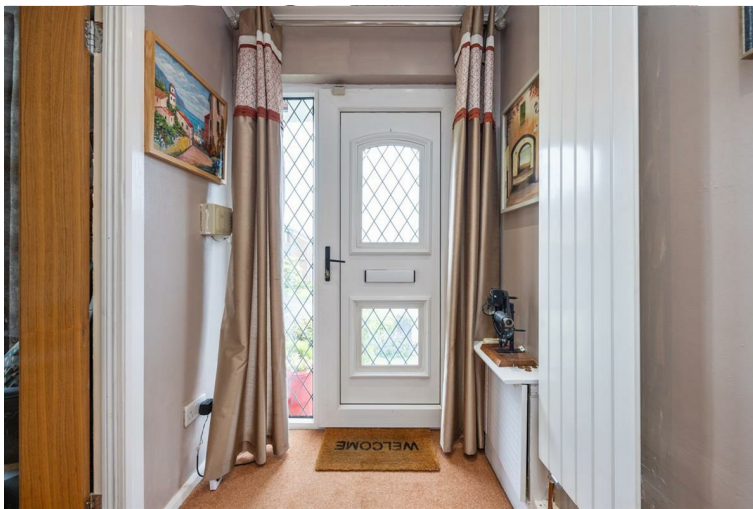
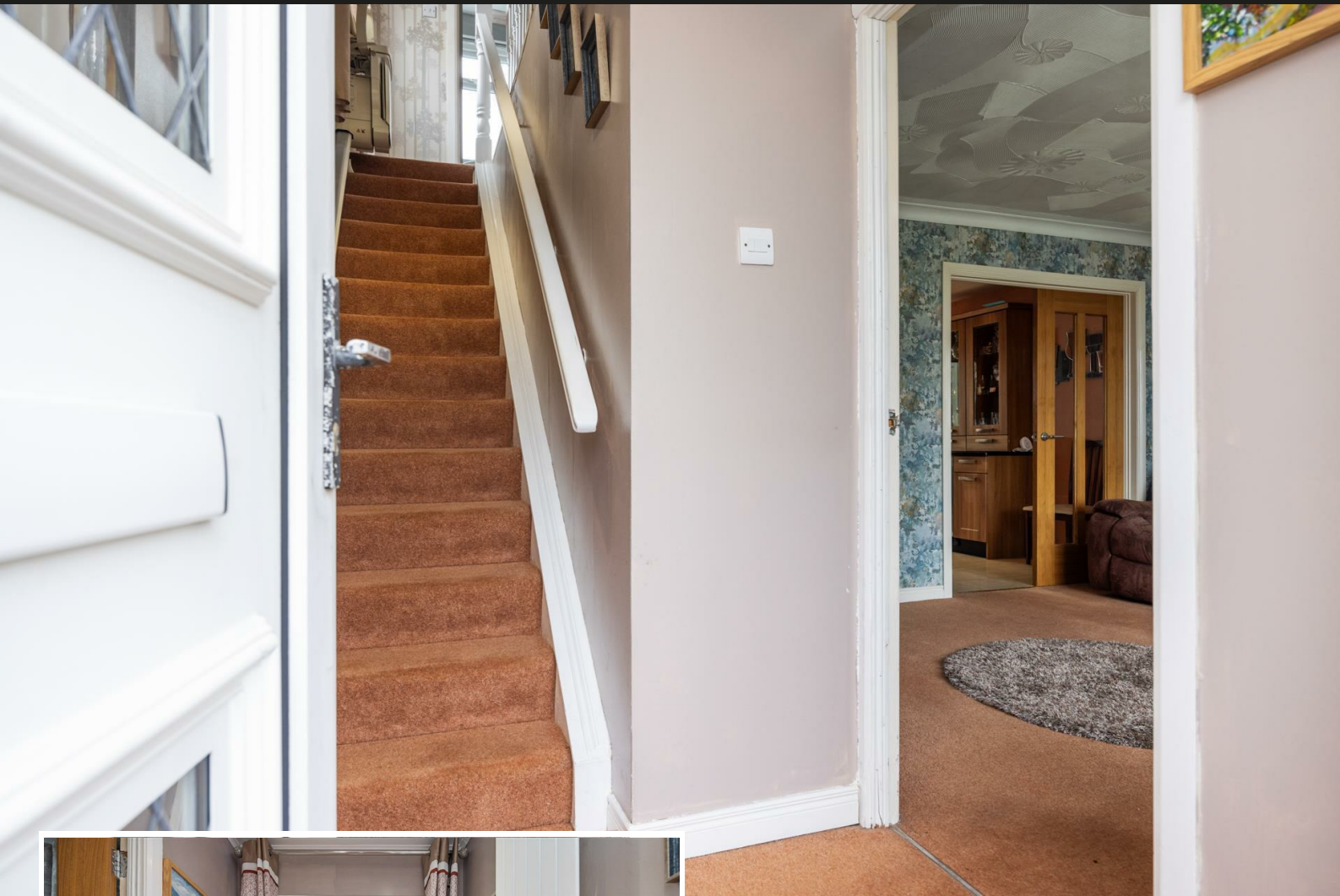
EPC Rating D



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanItUp.

15 Fairhill Gardens, Newtownabbey

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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 15'0" x 12'4" (wps)

Picture window to front elevation, enjoying elevated rural views. Contemporary, focal point, wall mounted, electric fireplace. Glass panelled French doors leading to:

#### KITCHEN THROUGH DINING ROOM 18'5" x 11'1"

Modern fitted kitchen with range of high and low level storage units and contrasting, solid granite work surface. Fitted breakfast bar unit. Inlaid stainless steel sink unit. Touch screen ceramic hob with extractor hood over. Integrated oven and microwave oven. Integrated fridge freezer, dishwasher, washing machine and tumble dryer. Matching fitted dresser unit with glass fronted display cabinets and wine fridge. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to utility room. Aluminium framed, double glazed, sliding patio door leading to:





### **CONSERVATORY 18'11" x 12'2"**

In PVC double glazed frame with matching French doors to rear garden. Wood laminate floor covering.

### **UTILITY ROOM 9'8" x 5'10"**

Range of fitted storage units and work surface area. Wood laminate floor covering. Space for under counter fridge.

### **BEDROOM 4 13'0" x 8'11"**

Wood laminate floor covering. PVC double glazed door to rear garden.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **BEDROOM 1 14'0" x 10'5" (wps)**

Fitted wardrobes in mirror panelled sliding doors. Elevated rural views over Mossley Mill. Wood laminate floor covering.

### **BEDROOM 2 10'4" x 9'4"**

Wood laminate floor covering. Gas fired central heating boiler.

### **BEDROOM 3 8'11" x 7'8"**

Dual aspect windows enjoying elevated, rural views towards Knockagh and over Mossley Mill. Wood laminate floor covering.

### **DELUXE FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

### **EXTERNAL**

Generous sized private driveway area, finished in tarmac.

Front garden, finished in lawn and range of plants, trees and shrubbery. Water feature.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Landscaped, fully enclosed side and rear garden, finished in lawn, paved patio area, composite decking and wide array of plants, trees and shrubbery.

Outside tap.

Timber garden room.

Separate timber shed.

## **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, extended, four-bedroom detached home, with large conservatory to rear, occupying a prime site within a select, cul-de-sac development off Ballyduff Road, Carnmoney, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, utility room, conservatory, ground floor, en suite bedroom, with three further bedrooms and deluxe, fully tiled, family shower room found on first floor level. Externally, the property enjoys private driveway and fully landscaped gardens front, side and rear. Other attributes include gas heating, PVC double glazing, elevated rural views and convenient location. Early viewing highly recommended to avoid disappointment.**



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>	<b>65</b>	<b>67</b>
(39-54) <b>E</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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