

17 WELLS GATE

Carnmoney Road
Newtownabbey BT36

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 £189,950

17 Wells Gate

Carnmoney Road, Newtownabbey, BT36 6FR



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled floor, floor under stairs storage

DOWNSTAIRS WC

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

LOUNGE

16'4" x 10'2" (4.98m" x 3.10m")

KITCHEN / DINER

17'5" x 12'7" (5.31m" x 3.84m")

Modern fitted kitchen with good range of high and low level units, formica worktop, basin and a half sink unit, integrated gas hob,

stainless steel extractor fan, oven, integrated fridge & freezer, dishwasher, washing machine, partly tiled walls, tiled floor, pvc double glazed doors to garden

FIRST FLOOR

LANDING

Access to storage cupboard, access to roofspace via slingsby ladder

BEDROOM 1

12'7" x 10'3" (3.84m" x 3.12m")

ENSUITE

Newly installed ensuite comprising vanity unit, low flush wc, enclosed shower cubicle with panelled walls and waterfall shower, heated towel radiator, tiled floor

BEDROOM 2

12'10" x 9'1" (3.91m" x 2.77m")

BEDROOM 3

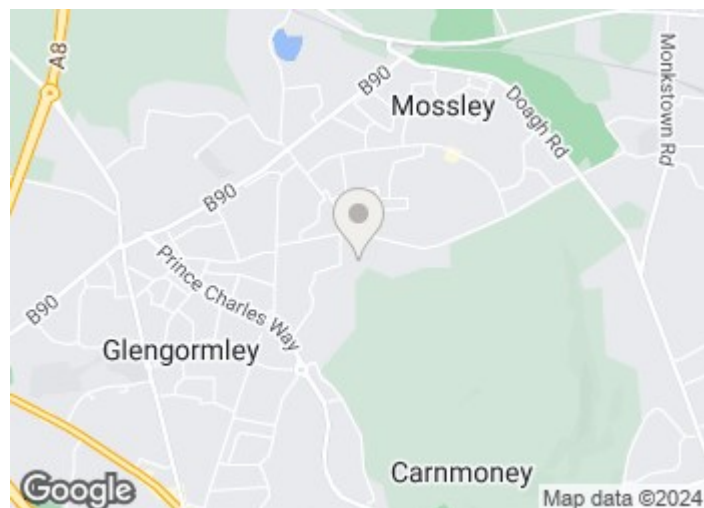
8'6" x 7'11" (2.59m" x 2.41m')

BATHROOM

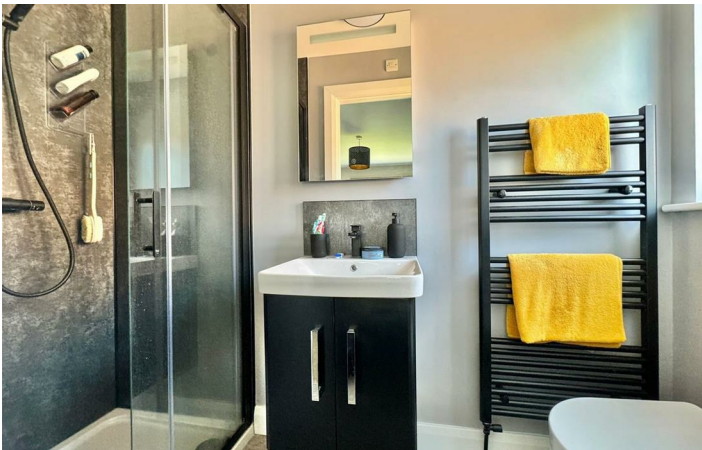
White four piece suite comprising semi pedestal wash hand basin, low flush wc, panelled bath, fully tiled shower cubicle, partly tiled walls, tiled floor

OUTSIDE

Garden open to front in lawn
Driveway to side
Enclosed garden to rear in lawn with raised shrub beds and paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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