



9 Kimberley Park Carnmoney, Newtownabbey, BT36 6ND

**Offers Around
£179,950**

We are delighted to offer for sale this attractive and extended semi detached villa which is located in a cul de sac in a very popular residential area in Carnmoney and will ideally suit the growing family.

Inside the accommodation comprises: entrance hall, lounge with solid wood flooring and double glass panelled doors to a fitted kitchen / diner with integrated appliances and access to a conservatory with PVC double glazed double doors to rear.

On the first floor there are three bedrooms and modern bathroom with white suite.

On the second floor is the master bedroom with stunning views towards the countryside.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway leading to a detached garage, garden to front in lawn and a fully enclosed garden to rear in lawn with pebbled area.

Early viewing recommended !!

9 Kimberley Park

Carmoney, Newtownabbey, BT36 6ND



- Semi Detached Villa
- Fitted Kitchen / Diner
- Detached Garage
- 4 Bedrooms
- Modern White Bathroom
- Cul De Sac Position
- Lounge & Conservatory
- PVC Double Glazing / Gas

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, solid wood flooring

LOUNGE

14'5" x 12'2" (4.39m" x 3.71m")

Solid wood flooring, double glass panelled doors to kitchen / diner

KITCHEN / DINER

17'9" x 11'2" (5.41m" x 3.40m")

Range of high and low level units formica worktop, single drainer stainless steel sink unit, cooker space, stainless steel extractor fan, integrated fridge / freezer and dishwasher, tiled walls, tiled floor, access to conservatory

CONSERVATORY

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

Pvc double glazed double doors to rear

FIRST FLOOR

LANDING

BEDROOM 1

13'7" x 10'2" (4.14m" x 3.10m")

Wood laminate flooring, built in seating with storage

BEDROOM 2

10'5" x 9'2" (3.18m" x 2.79m")

Wood laminate flooring

BEDROOM 3

8'6" x 7'7" (2.59m" x 2.31m")

Wood laminate flooring

BATHROOM

Modern white suite comprising bath, thermostatic shower above, screen, floating vanity unit, low flush wc, partly tiled walls, tiled floor

SECOND FLOOR

BEDROOM 4

13'9" x 13'7" (4.19m" x 4.14m")

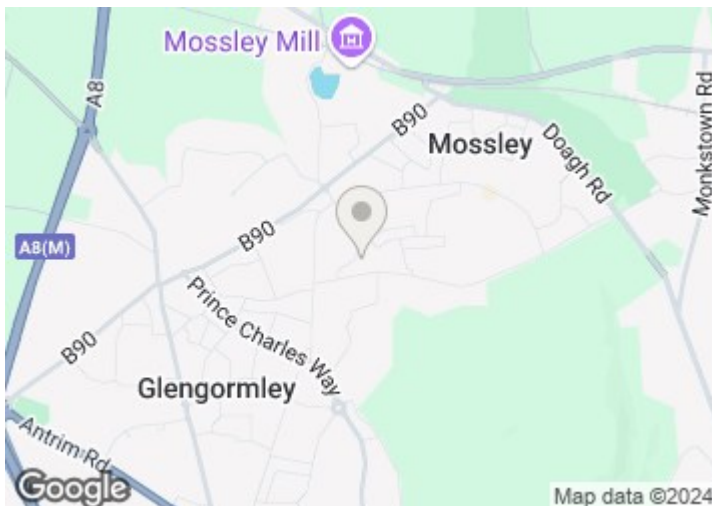
Wood laminate flooring, views towards countryside

OUTSIDE

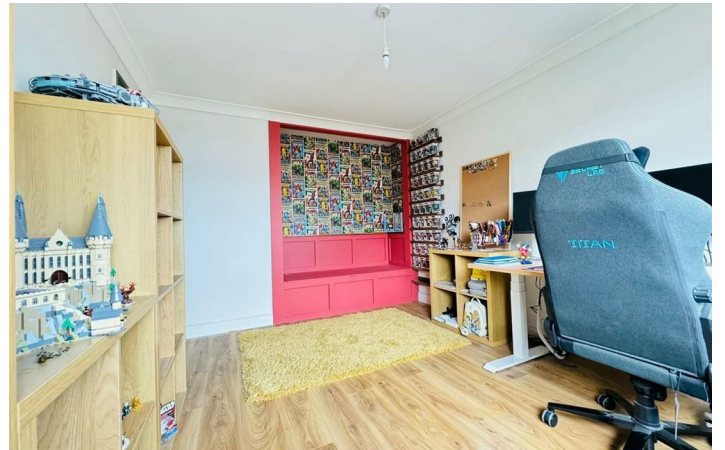
Tarmac driveway leading to a detached garage

Garden to front in lawn

Fully enclosed garden to rear in lawn with pebbled area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	



****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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark