



76 Carnvue Road

Carrmoney, NEWTOWNABBEY, BT36 6RQ

Extended, Semi-Detached Family Home.
3 Bedrooms. 2 Reception Rooms.
Oil-Fired Central Heating.
Newly Refurbished and Redecorated.

A Barton Company has the pleasure of presenting FOR SALE, this extended, newly refurbished, three-bedroom semi-detached house, located on the highly desirable Carnvue Road just off the Manse Road in Carrmoney. 5 mins (1.3 miles) from the M2 (Sandyknowes Roundabout) by car, with ample enclosed gardens and a large, detached garage and stores, this home is ideal for the growing family or professional couple. Register your interest for a viewing today!

For Sale

Offers Around £174,950

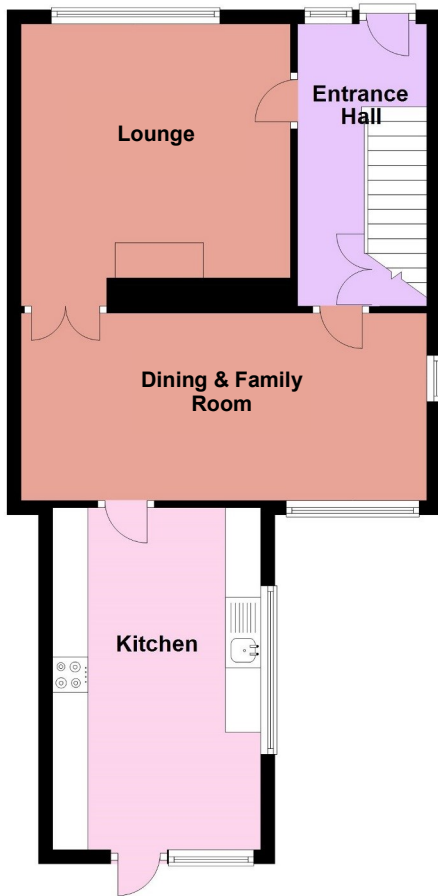
Viewing by appointment only through agents.

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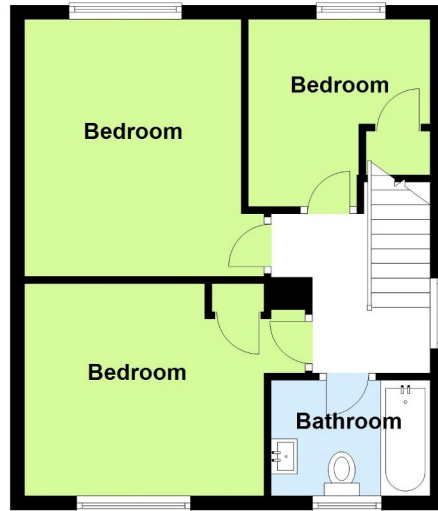
Ground Floor

Approx. 575.5 sq. feet



First Floor

Approx. 418.4 sq. feet



- Three-bedroom, extended, semi-detached family home.
- Two reception rooms.
- Oil-Fired Central Heating.
- New Luxury Fitted Kitchen.
- New Modern Bathroom Suite.
- Newly Refurbished and Redecorated throughout.
- Large Detached Garage and Associated Stores and Boiler House.
- Newly Externally Repainted.
- New, Fully Insulated, 'Trocal' Roof on Kitchen Extension.
- Kitchen fully rewired.
- Double Glazed windows throughout.
- uPVC guttering, fascias, soffits and downpipes.
- New uPVC framed external front and back doors.
- New, Smoke, Heat and Carbon Monoxide Sensors fitted throughout.
- Fully insulated roof space to 300mm.

Energy Performance Certificate Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		

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Accommodation Comprises:

Ground Floor

Entrance Hall

New white uPVC framed, double-glazed front entrance door and sidelight with Letterbox. Wooden laminate flooring. Centre pendant light. Understairs storage, electrics cupboard & cloaks. Single radiator. Display rail.

Lounge

12'7" x 11'11" (3.84 x 3.65m)

Mahogany fireplace with tiled marble insert and hearth. Wooden laminate flooring. Centre pendant light. Ceiling coving. Double radiator. Double wooden glazed doors to...

Dining & Family Room

19'0" x 8'9" (5.79 x 2.68m)

Wooden laminate flooring. Two pendant lights. Double radiator.

Extended Luxury Kitchen

16'0" x 9'10" (4.88 x 2.92m)

A brand new, "Slate Grey" shaker-style fitted modern kitchen suite comprising floor and eye-level units and Formica work surfaces. 'Soft-close' hinges and drawers. Larder cabinet. Stainless steel sink with drainer and mixer tap. New, Integrated electric oven and matching integrated halogen hobs. Canopy extractor unit. Polished hobs splash back. Space, plumbing and power for washing machine and fridge/freezer. Newly laid, washable, PVC panel flooring. Double radiator. Fully rewired. Integrated spot lighting. New white uPVC framed, double-glazed rear entrance door and sidelight. Space for dining table and chairs.

First Floor

Stair and Landing

Newly carpeted. Centre pendant light.

Master Bedroom

12'4" x 11'11" (3.76 x 3.63m)

Wooden laminate flooring. Centre pendant light. Radiator.



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Bedroom II

12'6" x 9'11" (3.81 x 3.02m)

Wooden laminate flooring. Radiator. Centre pendant light. Hotpress and Shelving Cupboard.

Bedroom III

8'6" x 8'9" (2.59 x 2.66m)

Vinyl flooring. Built-in wardrobe. Radiator. Centre pendant light.

Bathroom

Brand New, White, Three-piece, Modern Bathroom Suite comprising: Bath with Mixer Tap Shower and Glazed Screen, Low-Flush, Push-Button, Rimless, Soft-closing W.C., and vanity sink unit with mixer taps. Part tiled walls. Wall mounted mirror. Newly laid PVC panel flooring. Chrome towel radiator. Extractor unit. Centre light.

Attic Space

Newly insulated to 300mm. Roof vents installed. Lighting.

Exterior

Detached Garage, Store and Boiler House.

Up-and-over garage door. Metal framed windows. Side entrance door. Light and power. Fitted work benches. Oil Boiler (fully serviced). Roof newly resealed and new fascias fitted.

Enclosed **front and rear gardens** laid principally in lawns. Walled and fenced boundary to front. Wrought Iron Entrance Gates. Fenced boundary to rear providing privacy and security. Side gate. Outside water tap. Outside Lighting. PVC Oil Tank.

Concrete pathways and paved **patio area**.

Concrete flagged **Driveway**.

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