


2 SHARONMORE GREEN

Carnmoney Newtownabbey BT36

- Extended Semi Chalet Villa
- 3 Bedrooms
- 2 Receptions & Sun Room
- Modern Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Attached Garage

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 Around £209,950

2 Sharonmore Green Carmoney, Newtownabbey, BT36 6YE



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc front door, high gloss wood laminate flooring, radiator

FURNISHED CLOARKOOM

Low flush wc, vanity unit, tiled floor, radiator

LOUNGE

14'10" x 11'10" (4.52m" x 3.61m")

Feature fireplace, tiled inset, painted wood surround, high gloss wood laminate flooring, radiator

KITCHEN / DINER

19'2" x 11'8" at widest (5.84m" x 3.56m" at widest)

Modern range of cream high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in double oven, gas hob, stainless steel extractor fan, fridge / freezer space, high gloss wood laminate flooring, radiator, pvc double glazed double doors to rear

FAMILY ROOM

11'10" x 10'8" (3.61m" x 3.25m")

High gloss wood laminate flooring, radiator, open to sun room

SUNROOM

15'9" x 11'11" (4.80m" x 3.63m")

Feature multi fuel burning stove, granite hearth, high gloss wood laminate flooring, radiator, pvc double glazed double doors to rear, two velux windows

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

13'9" x 11'0" at widest (4.19m" x 3.35m" at widest)

Built in mirror sliding robes, radiator

BEDROOM 2

14'8" x 8'4" at widest (4.47m" x 2.54m" at widest)

Built in furniture, high gloss wood laminate flooring, radiator, velux window

BEDROOM 3

9'10" x 8'6" (3.00m" x 2.59m")

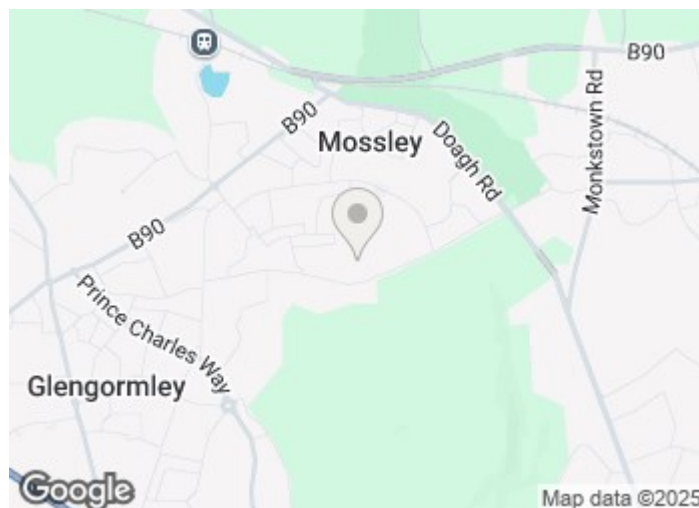
Built in mirrored sliding robes, wood laminate flooring, radiator

BATHROOM

White suite comprising bath, pedestal wash hand basin, low flush wc, chrome corner shower cubicle, thermostatic shower, partly tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Brick paved driveway leading to an attached garage, up and over door, light & power, plumbed for washing machine, gas boiler, pvc double glazed door to garden
Garden to front in lawn
Fully enclosed garden to rear in lawn with paved patio area

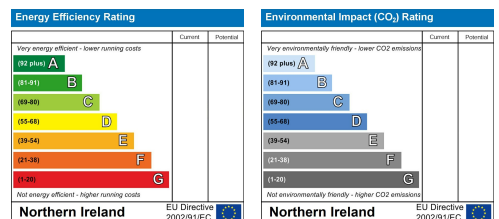


Directions



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 6986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



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