

## 7 Wells Gate Carnmoney, Newtownabbey, BT36 6FR

**Offers Around  
£199,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular development just off Fairhill Road, Carnmoney and will appeal to the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall with furnished cloakroom, spacious lounge and a modern fitted kitchen / diner with built in appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master with ensuite shower room and a separate modern family bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway and a fully enclosed garden to rear with paved patio and decking areas.

Early viewing recommended !!

# 7 Wells Gate

Carmoney, Newtownabbey, BT36 6FR



- Semi Detached Villa
- 3 Bedrooms / Master Ensuite
- Lounge
- Modern Kitchen / Diner
- Luxury White Bathroom
- Downstairs W.C.
- Pvc Double Glazing / Gas
- Driveway & Gardens

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, tiled floor, radiator.

#### LOUNGE

18'1 x 10'0 (5.51m x 3.05m)  
Tiled floor, radiator.

#### KITCHEN / DINER

17'4 x 12'6 at widest (5.28m x 3.81m at widest)  
Modern range of high and low level fitted units with Formica worktops. Basin and a half stainless steel sink unit, built in stainless steel under oven, gas hob and stainless steel extractor fan. Integrated washing machine and dishwasher. Fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed double doors to rear.

### FIRST FLOOR

#### LANDING

Storage Cupboard with gas boiler, access to roofspace.

#### BEDROOM 1

12'7 x 10'3 (3.84m x 3.12m)  
Range of built in wardrobes and cupboards, radiator.

#### ENSUITE

Modern white suite comprising: fully tiled shower cubicle with electric shower, semi pedestal wash hand basin and low flush W.C. Partly tiled walls, tiled floor, radiator.

#### BEDROOM 2

12'8 x 10'2 (3.86m x 3.10m)  
Radiator.

#### BEDROOM 3

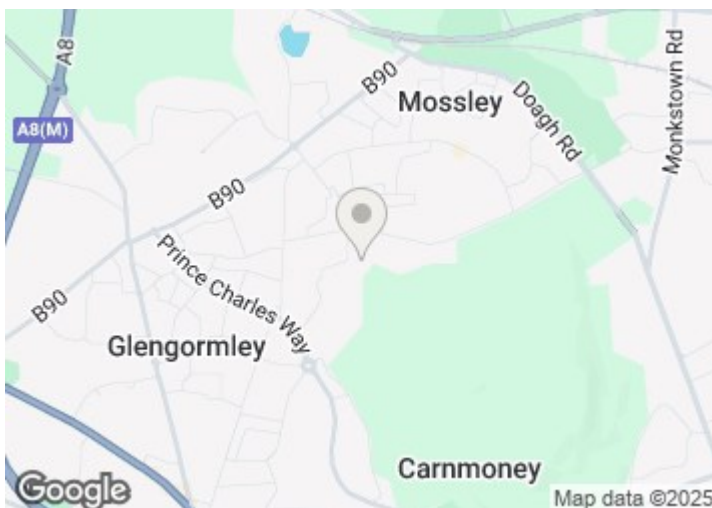
8'5 x 7'10 at widest (2.57m x 2.39m at widest)  
Radiator.

#### BATHROOM

Modern white suite comprising: panelled bath, pedestal wash hand basin and low flush W.C. Separate fully tiled shower cubicle with thermostatic shower. Partly tiled walls, tiled floor, radiator.

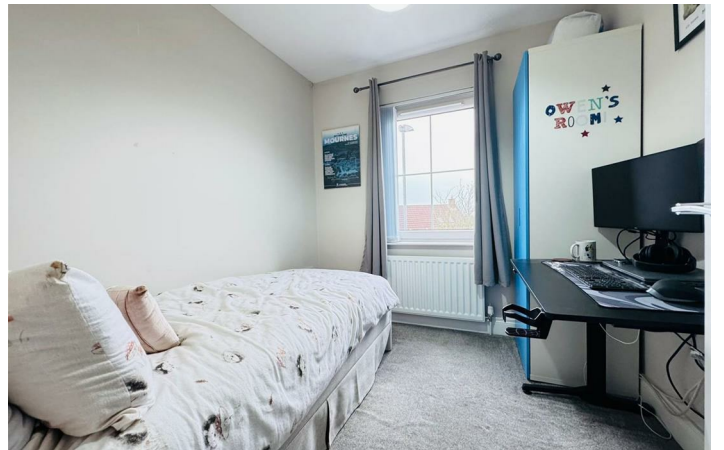
#### OUTSIDE

Tarmac driveway to side for off street parking.  
Pebbled and paved pathway to front.  
Fully enclosed garden to rear in lawn with paved patio area and feature decked area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	





**\*\*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.

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