



46 Carnhill Road, Newtownabbey, BT36 6LB

Offers Over £179,950

- Semi detached villa in highly popular and convenient location
- Lounge
- Modern bathroom
- Oil fired central heating
- Driveway to front/ Enclosed garden to rear
- 3 Bedrooms
- Open plan Kitchen/Dining room
- Double glazing in uPVC frames
- Detached garage
- Located close to excellent schools, shops and public transport facilities

46 Carnhill Road, Newtownabbey BT36 6LB

A well presented semi-detached villa situated in a highly popular and convenient location, offering comfortable and modern living. The property boasts three well proportioned bedrooms, a bright and welcoming lounge and a spacious kitchen/dining room ideal for everyday living and entertaining. A modern bathroom completes the accommodation, finished to a high standard. The home benefits from double glazing in uPVC frames and oil-fired central heating, ensuring warmth and energy efficiency throughout the year. Externally, there is a driveway to the front providing off-street parking, while to the rear an enclosed garden offers outdoor space along with a detached garage for additional storage or parking. This attractive home will appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all it offers.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring, uPVC front door

LOUNGE

13'7" x 12'2"

Laminate wood flooring

OPEN PLAN KITCHEN/ DINING ROOM

16'11" x 9'4"

Shaker style kitchen, range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, uPVC back door, LVT flooring, downlighters, understairs storage and separate storage cupboard

FIRST FLOOR

LANDING

Access to roofspace, downlighters

BEDROOM (1)

9'4" x 9'1"

Built in storage cupboard

BEDROOM (2)

12'2" x 9'4"

Downlighters, built in storage cupboard

BEDROOM (3)

8'10" x 7'3"

Built in storage

BATHROOM

Modern bathroom, PVC panelled bath, electric shower, glazed shower screen, wall tiling, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, downlighters, PVC panelled ceiling, chrome heated towel rail

OUTSIDE

Front: In lawn, paved driveway

Side: Paved driveway

Rear: In lawn, outside tap and light, uPVC oil storage tank, uPVC fascia and rainwater goods, oil fired boiler

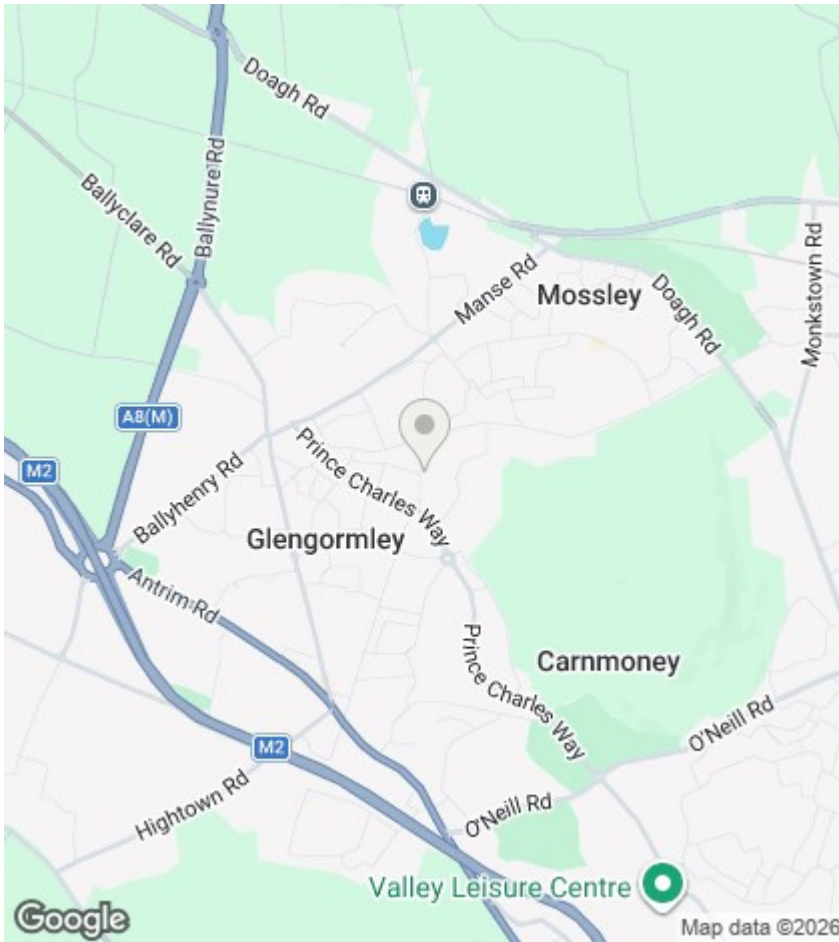
DETACHED GARAGE

17'0" x 8'3"

Power and light, up and over door

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties

should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	