



3 Carol Park, Newtownabbey, BT36 6SF

£224,950

- Impressive extended detached bungalow in quiet residential location
- Lounge with feature fireplace and french doors to:
- Open plan casual dining area and breakfast bar
- Double glazing in uPVC frames
- Enclosed garden to rear with paved patio area
- 3 Bedrooms
- Contemporary shaker style kitchen with integrated appliances
- Modern shower room
- Gas fired central heating
- Detached garage (18'9 x 13'8)

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This impressive extended detached bungalow enjoys a quiet residential setting and offers beautifully presented, flexible accommodation ideal for a range of purchasers. The property comprises three well-proportioned bedrooms and a bright, spacious lounge featuring an attractive fireplace and French doors leading through to the heart of the home. A contemporary shaker-style kitchen is fitted with integrated appliances and opens seamlessly into a casual dining area with breakfast bar, creating a superb sociable space for modern living. The accommodation is further enhanced by a stylish modern shower room. Additional benefits include double glazing in uPVC frames and gas fired central heating for comfort and efficiency throughout the year. Externally, the property boasts an enclosed rear garden with paved patio area, perfect for outdoor entertaining or relaxing in privacy. A substantial detached garage measuring approximately 18'9 x 13'8 provides excellent storage, workshop potential, or secure parking.



Council Tax Band: Northern Ireland



Entrance hall

uPVC front door

Lounge

16'4 x 11'11

Feature granite fireplace

Kitchen

20'4 x 9'2

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in oven and hob, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, breakfast bar, recessed downlighters, open plan casual dining area

Bedroom (1)

12'0 x 11'11

Range of built in robes and overhead storage

Bedroom (2)

10'9 x 8'1

Bedroom (3)

9'1 x 7'5

Shower Room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, PVC panelled ceiling, downlighters, chrome heated towel rail, linen cupboard with Worcester gas fired boiler

Outside

Front: in lawn, plants and shrubs

Side: paved driveway

Rear: enclosed rear garden in lawn, plants and shrubs, paved patio area, outside light and tap, uPVC fascia and rainwater goods

Garage

18'9 x 13'8

Roller door, light and power, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine

Disclaimer/ Additional information

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.

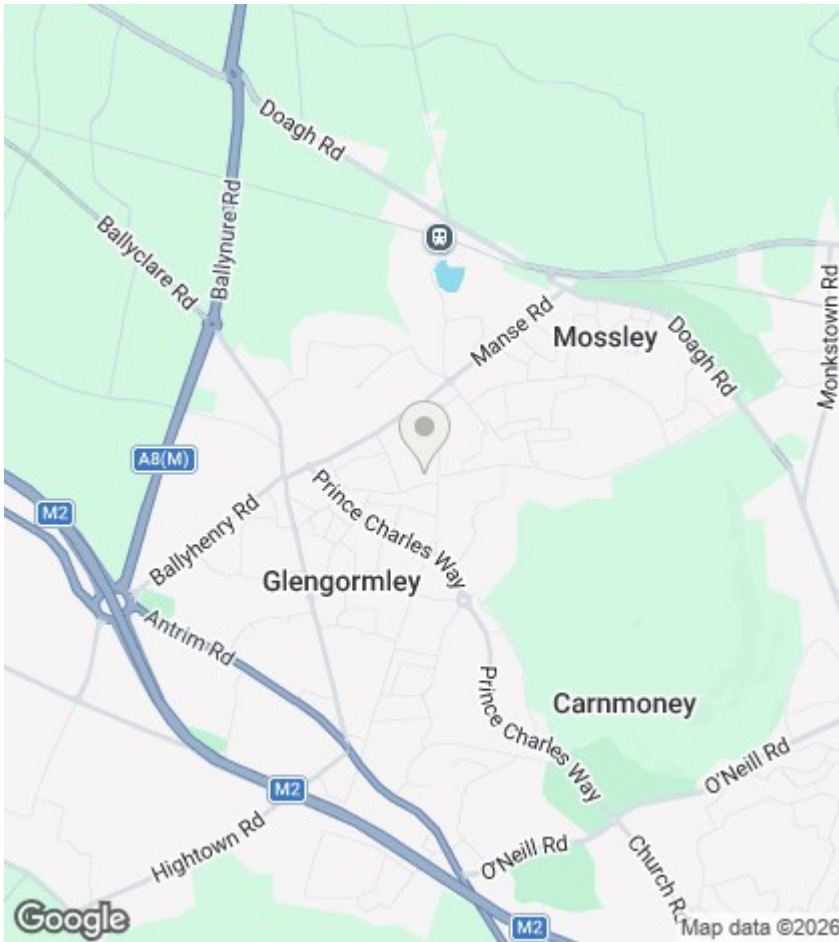
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland

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Directions

Viewings

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

EPC Rating:

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	