



2 Fairhill Drive, Newtownabbey, BT36 6LU

- Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Floored Roof Space
- Private Driveway; Garage/Garden Room

- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear

Offers Over £179,950

EPC Rating





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 14'9" x 12'6" (wps)

Picture window to front elevation. Wood laminate floor covering. Open arch leading to:

#### KITCHEN THROUGH DINING ROOM 18'2" x 11'4" (wps)

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Access to under stairs storage. Fitted breakfast bar unit. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door to rear garden. Separate, PVC double glazed French doors to rear garden.



## FIRST FLOOR

### LANDING

Access to shelved store. Access to floored roof space via slingsby style ladder.

### BEDROOM 1 11'10" x 10'3"

Elevated rural views. Built in double wardrobe.

### BEDROOM 2 10'3" x 9'4"

### BEDROOM 3 8'10" x 7'8"

Gas fired central heating boiler.

### FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Chrome towel radiator.

### FLOORED ROOF SPACE 18'1" x 11'4" (wps)

Power, light, Velux window, wood laminate floor covering and access to under eaves storage.

### EXTERNAL

Private driveway finished in asphalt.

Front garden finished in lawn, slate chippings, shrubs and tree.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped rear garden finished in lawn, paved patio area and raised bedding.

Outside tap.

### GARDEN ROOM 16'0" x 10'8"

Hardwood, glass panelled door. Power, light and PVC double glazed window.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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





**Immaculately presented, three bedroom, semi detached home with floored roof space and garage/garden room, conveniently situated within the Carnmoney area of Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, three well proportioned bedrooms, floored roof space, and fully tiled bathroom, with white, three piece suite.**

**Externally, the property enjoys private driveway, detached garage (converted to garden room), and fully landscaped site, with gardens front and rear.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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