



## 315 Carnmoney Road, Newtownabbey, BT36 6JT

- Mid Terrace Property
- Lounge
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Fully Enclosed Rear Garden
- Ideal First Time Buy/Buy To Let

**Offers Over £139,950**

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor.

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 20'8" x 8'10" (wps)

Wood laminate floor covering. Access to under stairs store.

#### KITCHEN WITH INFORMAL DINING AREA 14'2" x 11'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Upstands to walls to match worktop. Tiled floor. PVC double glazed door to rear garden.



## FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor. Gas fired central heating boiler.

## FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby style ladder.

### PRINCIPAL BEDROOM 12'4" x 11'7"

Wood laminate floor covering.

### EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

### BEDROOM 2 14'8" x 5'6"

Wood laminate floor covering.

### BEDROOM 3 11'4" x 5'6"

Wood laminate floor covering.

### BATHROOM

White three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled main shower and glass shower screen over bath. Half tiling to walls. Tiled floor.

### EXTERNAL

Low maintenance front garden finished in decorative stone.

External lighting.

Fully enclosed rear garden finished in law and paved patio area.

External power points.

Outside tap.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Immaculately presented, three bedroom, mid terrace property, conveniently situated within Carnmoney Village, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge, kitchen with informal dining area, furnished cloakroom, three bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys low maintenance front garden, and fully enclosed rear garden, finished in lawn and paved patio area.**

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

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

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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