



45 Carnhill Road, Newtownabbey, BT36 6LB

- Extended, Detached Bungalow
- Bay Fronted Lounge
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Conservatory
- Deluxe, Fully Tiled Shower Room
- Private Driveway
- Large, Fully Landscaped Rear Garden

Offers Over £209,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Access to cloakroom and roof space.

LOUNGE 14'10" x 10'10"

Focal point fireplace. Bay window to front elevation. Glass panelled feature wall.

KITCHEN WITH INFORMAL DINING AREA 11'10" x 9'4"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Space for under counter fridge. Glass fronted display cabinet. Part tiling to walls. Access to shelved hot press. Tiled floor. PVC double glazed door leading to:



CONSERVATORY 9'5" x 8'10"

PVC double glazed frame with matching French door to rear garden.
Tiled floor.

BEDROOM 1 13'1" x 10'11"

BEDROOM 2 11'5" x 9'4" (plus rescess)

Fitted wardrobes.

BEDROOM 3 8'2" x 7'2"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Aqualisa power shower unit.
Chrome towel radiator.

EXTERNAL

Double gates leading to generous sized paved private driveway area,
Front garden finished in lawn and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting,

PVC soffits, fascia and rainwater goods.

Large fully enclosed landscape rear garden finished in lawn, paved patio area, brick paviour and wider a of plants, trees and shrubbery.

Paved service area.

PVC oil storage tank.

MATCHING DETACHED GARAGE 17'6" x 8'3"

Up and over door. Separate service door to rear garden, Power, light and oil fired central heating boiler.

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.





Well presented, three bedroom, detached bungalow, with conservatory extension and matching detached garage, occupying a prime site on Carnhill Road, Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, conservatory, three bedrooms, and deluxe, fully tiled shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, matching detached garage, front garden, and large, fully landscaped rear garden.

Other attributes include oil heating, double glazing and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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