



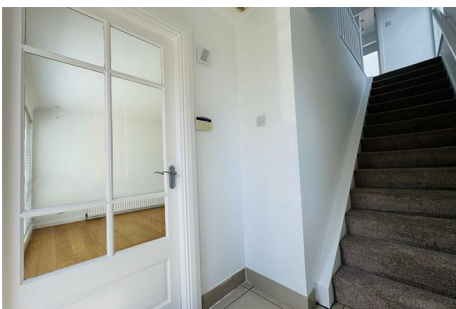
ULSTER PROPERTY SALES

UPS

GLENGORMLEY BRANCH303 Antrim Road, Glengormley,
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NETWORK STRENGTH - LOCAL KNOWLEDGE



13 FAIRHILL DRIVE

**Carnmoney Road
Newtownabbey BT36**

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Modern Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing / Gas
- Detached Garage
- Cul De Sac Position

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		
	70	72
Northern Ireland		
EU Directive 2002/91/EC		

Offers Around £179,950

13 Fairhill Drive

Carnmoney Road, Newtownabbey, BT36 6LU



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

LOUNGE

14'11" x 12'1" at widest (4.55m" x 3.68m" at widest)

Feature hole in wall style fireplace with wood burning stove, wood laminate flooring, radiator, double glass panelled doors to kitchen / diner

KITCHEN / DINER

18'4" x 10'11" (5.59m" x 3.33m")

Modern range of cream high gloss high and low level units, formica

worktop, basin 1/2 stainless steel sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, plumbed for washing machine, partly tiled walls, wood laminate flooring, radiator, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

Storage cupboard with gas boiler, access to roofspace

BEDROOM 1

11'10" x 10'4" (3.61m" x 3.15m")

Built in sliding robes, radiator

BEDROOM 2

10'5" x 9'4" (3.18m" x 2.84m")

Radiator

BEDROOM 3

8'8" x 7'8" at widest (2.64m" x 2.34m" at widest)

Built in wardrobe, wood laminate flooring, radiator

BATHROOM

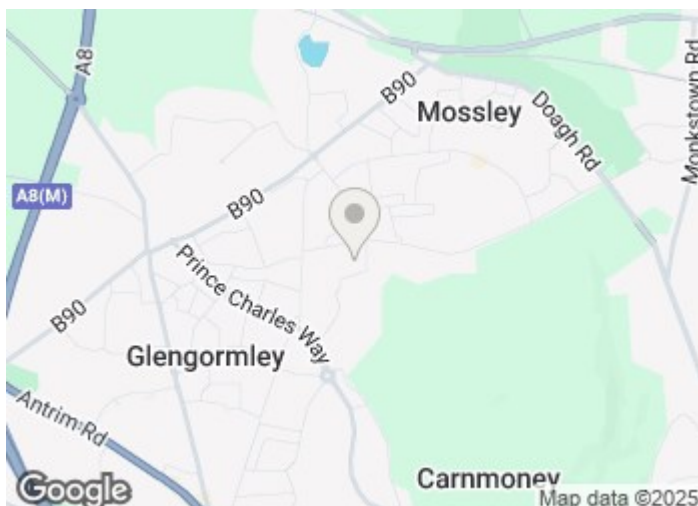
Modern white suite comprising panelled bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

OUTSIDE

Paved driveway leading to a detached garage, roller shutter door

Garden to front in lawn

Fully enclosed paved garden to rear with feature decking area



Directions



Floor Plan

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