



## 6 RICHMOND GROVE

Carnmoney Road  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Shower Room
- PVC Double Glazing / Oil
- 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			
Northern Ireland			EU Directive 2002/91/EC

**Offers Around £159,950**

# 6 Richmond Grove

Carmoney Road, Newtownabbey, BT36 5LH



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

14'4" x 13'5" at widest (4.37m" x 4.09m" at widest )

Attractive fireplace, marble & granite inset, mahogany surround, piped for gas fire, radiator

#### DINING ROOM

9'5" x 7'10" (2.87m" x 2.39m")  
Radiator, archway to kitchen

#### KITCHEN

10'10" x 9'7" (3.30m" x 2.92m")  
Range of high and low level units, glass display cabinet, formica worktop, basin and a half sink unit, built in oven,

ceramic hob, extractor fan, integrated fridge, plumbed for washing machine, partly tiled walls, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace, hotpress

#### BEDROOM 1

11'5" x 9'11" (3.48m" x 3.02m" )  
Built in wardrobe, radiator

#### BEDROOM 2

9'11" x 9'4" at widest (3.02m" x 2.84m" at widest )  
Built in mirrored sliding robes, radiator

#### BEDROOM 3

8'3" x 7'5" at widest (2.51m" x 2.26m" at widest )  
Built in wardrobe, radiator

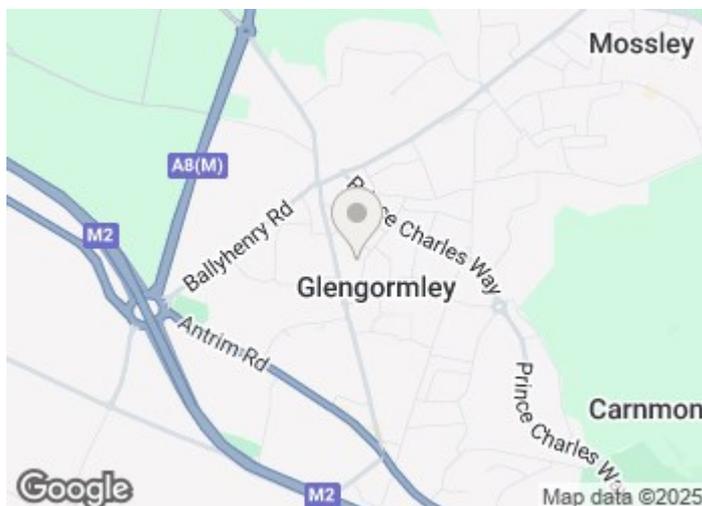
### SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush wc, radiator

### OUTSIDE

Crazy paved driveway leading to a detached garage, up and over door, light, power, newly installed condensing oil boiler, Belfast sink, plumbed for washing machine, pvc doors  
Garden to front in lawn  
Fully enclosed paved garden to rear with concrete patio area, oil tank  
Pvc fascia and guttering

led



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

