



21 Fairview Way, Newtownabbey, BT36 6PX

- Semi Detached Home
- Modern Fitted Kitchen
- Oil Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two Reception
- Bathroom; Three Piece Suite
- PVC Double Glazing
- Garage
- Convenient Location

Offers Over £169,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door with matching side screen. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'2" x 13'3"

Focal point fireplace. Picture window to front elevation. French doors leading to:

DINING ROOM 10'4" x 8'2"

Open through to:



KITCHEN WITH INFORMAL DINING AREA 12'1" x 10'3"

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. Integrated ceramic hob with extractor hood over. Integrated double oven, fridge freezer and washing machine. Glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door leading to driveway, garage and garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

BEDROOM 1 12'1" x 9'6" plus wardrobe space

Fitted in wardrobes in mirror panelled sliding doors.

BEDROOM 2 10'4" x 10'3" (wps)

Elevated rural view.

BEDROOM 3 10'3" x 6'9"

Elevated rural view.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls.

EXTERNAL

Double gates leading to generous sized private driveway finished in tarmac.

Front garden finished in lawn.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and concrete patio area.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

GARAGE 20'1" x 10'1"

Up and over door. Separate service door. Power and light.

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.

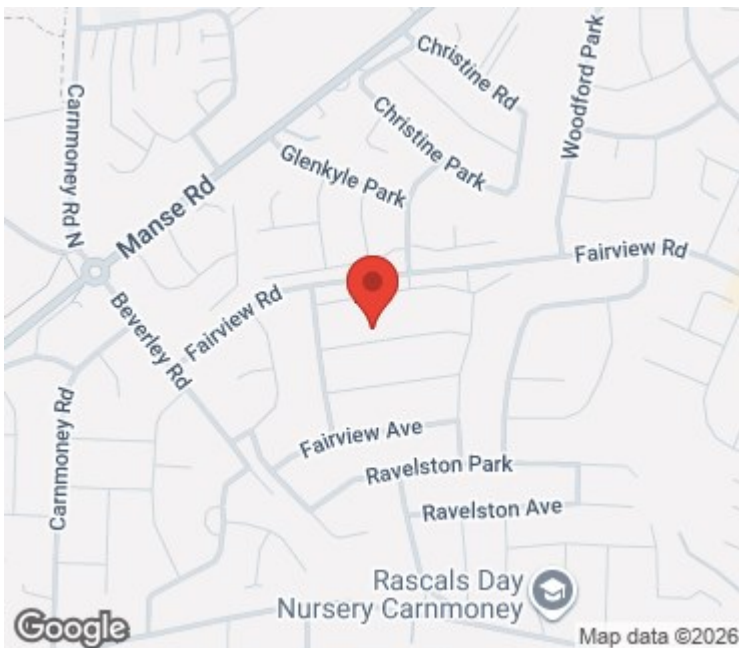
Well presented, three bedroom, semi detached home with matching detached garage, situated within the popular Fairview area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom with three piece suite.

Externally, the property enjoys generous sized private driveway, garage, and gardens front and rear.

Other attributes include oil heating, PVC 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		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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