

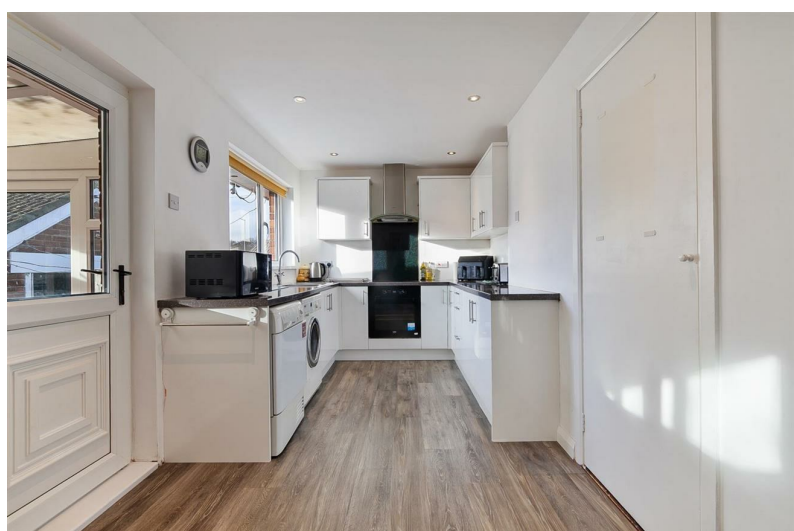


100 Carnvue Road, Newtownabbey, BT36 6RH

- Extended Bungalow
- Lounge
- Conservatory
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Shower Room
- Private Driveway
- Fully Enclosed Rear Garden

Offers Over £219,950

EPC Rating D



100 Carnvue Road, Newtownabbey, BT36 6RH



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to roof space. Access to cloakroom. Glass panelled doors leading to lounge and kitchen.

LOUNGE 13'3" x 11'10" (plus recess)

Focal point fireplace with electric stove. Picture window to front elevation. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'9" x 7'11"

Modern fitted white high gloss kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel twin sink basin. Integrated touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Plumbed and space for dishwasher. Wood laminate floor covering. Access to store with gas fired central heating boiler. PVC double glazed door leading to:

CONSERVATORY 12'0" x 8'1"

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

BEDROOM 1 19'1" x 10'5"

Wood laminate floor covering. PVC double glazed sliding door to rear garden.

BEDROOM 2 11'11" x 10'5"

Wood laminate floor covering.

BEDROOM 3 8'9" x 6'7"

Built in wardrobe/store. Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway finished in brick pavior.

Front garden finished in lawn & decorative stone.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

Outside tap.

MATCHING DETACHED GARAGE 19'2" x 9'1"

Up and over garage door. Separate service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems





in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

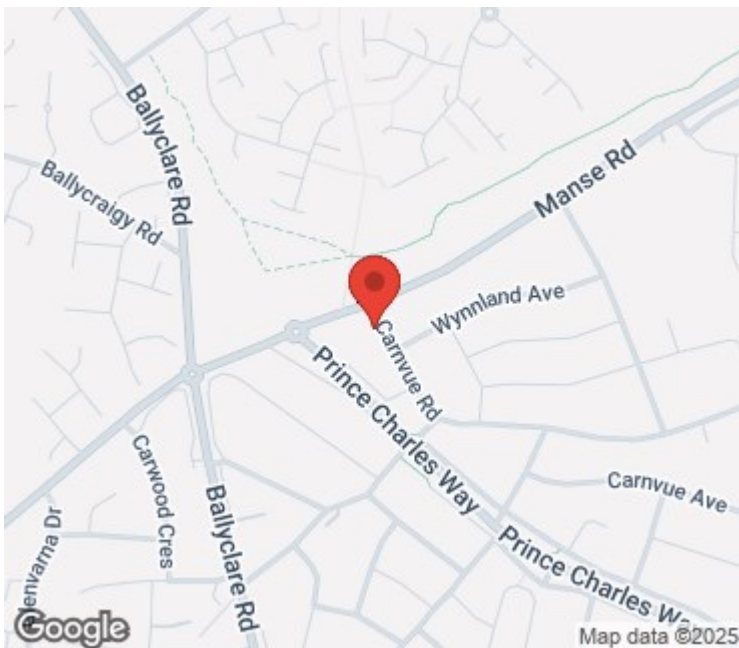
Well presented, extended, three bedroom, detached bungalow, with conservatory and matching detached garage, conveniently situated off Carnvue Road, Carnmoney, Newtownabbey.

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

Externally, the property enjoys private driveway, matching detached garage, and fully enclosed rear garden.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(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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