



9 Fairview Way, Newtownabbey, BT36 6PX

- Semi Detached Home
- Kitchen With Informal Dining Area
- Gas Heating
- Private Driveway
- Gardens Front and Rear
- Three Bedroom; Two+ Reception
- Family Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Popular, Convenient Location

Offers Over £169,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'1" x 13'4" (wps)

Open fire in brick fire place with granite hearth. Picture window to front elevation. Double doors leading to:

DINING ROOM 10'5" x 8'2"

Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 12'1" x 10'4" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double ovens. Space for American style fridge freezer. Plumbed and space for washing machine. Built in wine rack. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 13'1" x 9'4" (wps)

BEDROOM 2 10'5" x 10'4" (wps)

Rural views towards Mossley to rear.

BEDROOM 3 10'5" x 6'10"

Rural views towards Mossley to rear.

FULLY TILED SHOWER ROOM

White, three piece suite comprising shower tray, vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator.

EXTERNAL

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

Double gates leading to further driveway, garage and rear garden.

Front garden finished in lawn and plants, trees and shrubbery.

Electric car charging point.

External lighting.

PVC soffits, fascia and rainwater goods.

Car port.

Fully enclosed rear garden finished in lawn, paved patio area and raised flower bed.

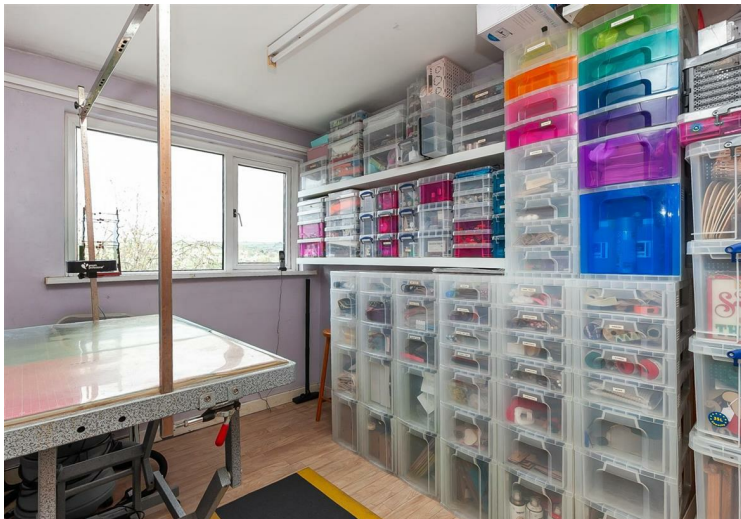
Outside tap.

MATCHING DETACHED GARAGE 19'5" x 10'0"

Timber double doors. 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





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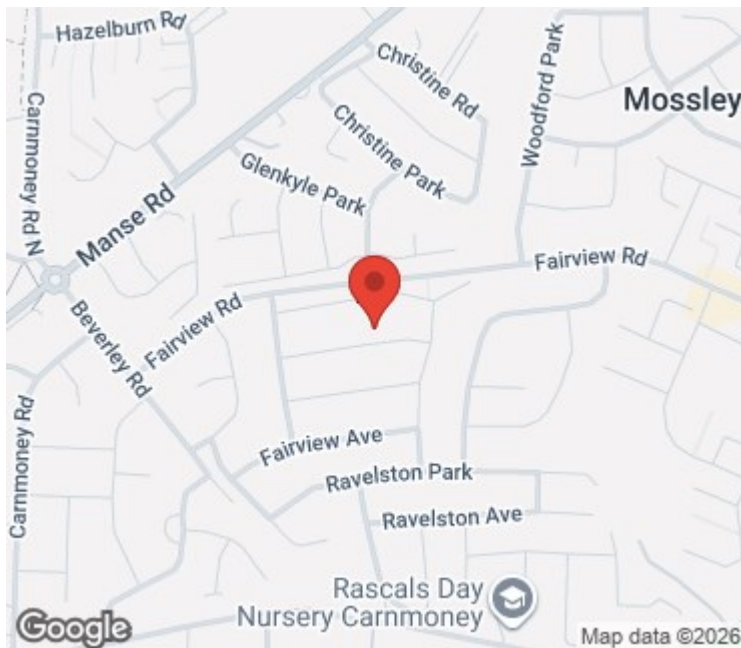
Well presented, three bedroom/two+ reception, semi detached home with matching detached garage, situated within the popular Carnmoney area of Newtownabbey.

The property comprises entrance hall, lounge, separate dining room, kitchen with informal dining area, three bedrooms, and family shower room.

Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear.

Other attributes include gas heating, PVC double glazing, convenient location, and view towards Knockagh.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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