COLIN GRAHAM RESIDENTIAL

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4 Fairhill Drive, Newtownabbey, BT36 6LU

- Semi Detached Home
- Lounge
- Conservatory
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Shower Room
- Private Driveway
- Elevated Rural Views

Offers Over £169,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'9" x 12'4" (wps)

Focal point fireplace. Picture window to front elevation, enjoying rural views towards Knockagh. Wood laminate floor covering. Open arch leading to:



KITCHEN THROUGH DINING ROOM 18'2" x 10'11"

Modern fitted kitchen with range of high and low level storage units in high gloss finish with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel splashback and extractor hood over. Integrated, double oven, fridge freezer, dishwasher and washing machine. Upstands to walls to match work surface. Tile effect wood laminate floor covering. Access to under stairs storage. PVC double glazed sliding doors leading to:

CONSERVATORY 12'5" x 8'11"

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

FIRST FLOOR

LANDING

Access to shelved hot press and roof space via slingsby style ladder.



BEDROOM 1 14'0" x 10'2" (wps)

Fitted wardrobes in mirror panelled sliding doors. Rural views towards Mossley and Knockagh.

BEDROOM 2 10'2" x 9'4"

BEDROOM 3 8'10" x 7'8" (wps)

Elevated rural views towards Mossley and Knockagh. Built in wardrobe/store.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Fully tiled walls.



EXTERNAL

Double gates leading to paved, private driveway.
Front garden finished in lawn, slate chippings and range of plants, trees and shrubbery.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, slate chippings and range of plants, trees and shrubbery.
Outside tap.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.





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, three bedroom, semi detached home, with conservatory extension to rear, occupying a cul-de-sac position within the popular Fairhill area of Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, conservatory, three well-proportioned bedrooms, and deluxe shower room, with contemporary white sanitary ware.

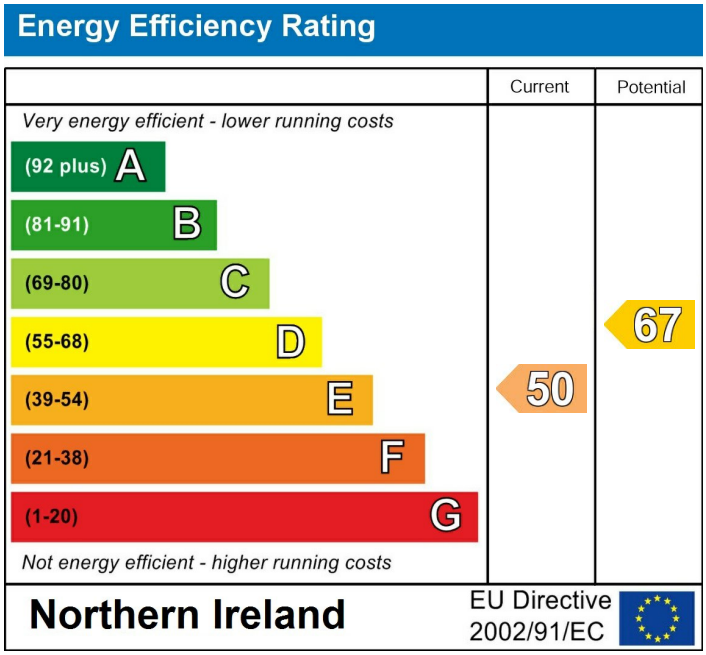
Externally, the property enjoys private driveway, and gardens front and rear, finished mainly in lawn.

Other attributes include oil heating, PVC double glazing, convenient location, and elevated rural views towards Mossley Mill and Knockagh.

Ideal first time buy / buy to let investment.

Early viewing highly recommended to avoid disappointment.





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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