

## 179 Carnmoney Road, Newtownabbey, BT36 6JR

**For Sale**  
Offers Over  
**£149,950**

This is a most impressive extended semi detached villa located in a popular residential location. The property has been extended to the rear to provide generous living accommodation and a fourth bedroom, shower room and utility room. Of particular interest to many will be the generous garden to the rear and we strongly recommend viewing to avoid disappointment.



Energy Efficiency Rating D.

**T:** 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	68	70
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Extended semi detached villa in popular residential area
- 4 Bedrooms
- Lounge with feature hole in wall style fireplace
- Spacious family room (23'3" x 10'9") with French doors to rear
- Fitted kitchen through to casual dining area
- Ground floor utility room and shower room
- White bathroom suite
- Gas fired central heating
- Double glazing in uPVC frames
- Extensive lawn to rear with variety of plants trees and shrubs



The property comprises:

## GROUND FLOOR

**ENTRANCE HALL:** uPVC front door, laminate wood flooring

**LOUNGE:** 11' 9" x 11' 7" (3.58m x 3.53m) Feature hole in wall style fireplace

**DINING AREA:** 11' 6" x 10' 3" (3.51m x 3.12m) Laminate wood flooring, through to:

**KITCHEN:** 14' 10" x 8' 0" (4.52m x 2.44m) Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer taps, cooker point, extractor fan, space for fridge freezer, wine rack, glazed display units, downlighters, wall tiling, laminate wood flooring

**FAMILY ROOM / DINING ROOM:** 23' 2" x 10' 9" (7.06m x 3.28m) Laminate wood flooring, double glazed French doors to rear

**REAR HALL**

## FIRST FLOOR

**LANDING:**

**BEDROOM (1):** 11' 5" x 10' 4" (3.48m x 3.15m) (including built in mirrored sliderobes) View towards Cavehill, laminate wood flooring

**BEDROOM (2):** 11' 7" x 10' 5" (3.53m x 3.18m) (including built in mirrored sliderobes) Laminate wood flooring

**BEDROOM (3):** 8' 2" x 8' 1" (2.49m x 2.46m)

**BATHROOM:** Modern white bathroom suite comprising panelled bath with glazed shower screen and thermostatically controlled shower, vanity unit, low flush WC, PVC panelled ceiling, downlighters, fully tiled walls and ceramic tiled flooring

## OUTSIDE

Front in lawn, plants trees and shrubs

Tarmac driveway to side

Extensive garden to rear in lawn, plants trees and shrubs, paved patio area

**GARAGE :** (presently subdivided to provide utility area, shower room and bedroom)

**UTILITY AREA:** 7'7" X 5'8" - Range of high and low level units, round edge work surfaces, plumbed for washing machine

**SHOWER ROOM:** Glazed shower cubicle with thermostatically controlled shower, low flush WC, vanity unit, wall tiling, recessed downlighters, extractor fan

**BEDROOM (4):** 11'5" X 8'9" Laminate wood flooring, double glazed French doors to rear, recessed downlighters



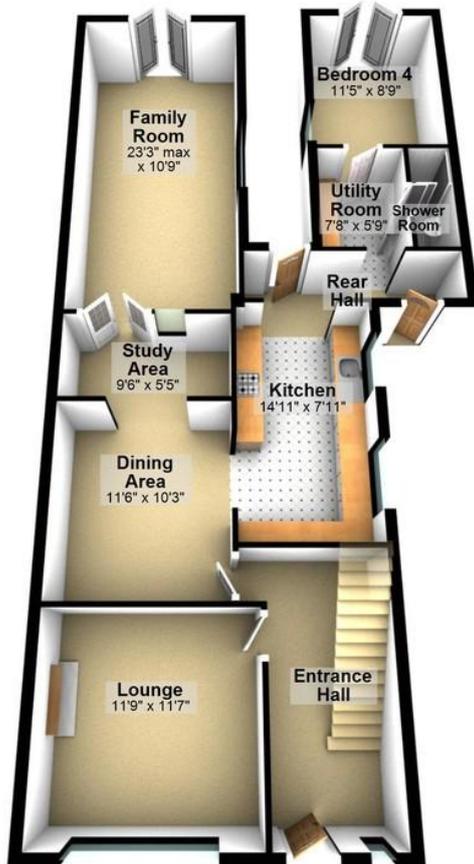








**Ground Floor**



**First Floor**



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Respect**

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**Please  
call in or  
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for any  
advice**

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