



10 Fairhill Gardens,
Newtownabbey, County Antrim,
BT36 6LZ

Asking Price: £179,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Viewing Strictly By Appointment!!!

Description

Reeds Rains Glengormley are delighted to present for sale this well presented semi detached home that is sure to appeal to a wide range of buyers in the Newtownabbey and Carnmoney area. The property itself comprises lounge open to kitchen and dining area to the ground floor. There are three well proportioned first floor bedrooms and deluxe shower room. Externally the property enjoys private driveway finished in tarmac, matching detached garage and large, fully enclosed gardens to side and rear finished in lawn and paved patio area. Other attributes include recently installed gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.!!

Entrance Hall

Recently installed carpet on halls and landing areas.

Lounge Open To:

14'5" x 11'8" (4.4m x 3.56m)
Naturally bright and spacious lounge with picture window to front elevation enjoying elevated rural views. Open plan access to kitchen and diner.

Kitchen With Dining Area

17'10" x 9' (5.44m x 2.74m)
Range of high and low level storage units and matching work surface. Stainless steel sink unit with draining bay. Integrated electric ceramic hob with extractor hood over. Space for oven. Space for fridge and freezer. Plumbed for automatic washing machine. Splash back tiling to walls. PVC double glazed door to rear garden. Ample casual dining space complete with laminate flooring.

Stairs To First Floor Landing

Recessed spotlights. Slingsby ladder access to roofspace.

Master Bedroom

11'4" x 9'10" (3.45m x 3m)
Range of built in storage cupboards. Complete with carpeted flooring.

Bedroom Two

9'9" x 9' (2.97m x 2.74m)
Complete with carpeted flooring.

Bedroom Three

8'5" x 7'4" (2.57m x 2.24m)
Built in storage cupboard. Complete with laminate flooring.

Shower Room

Contemporary white three piece suite comprising shower enclosure with electric shower, wall mounted sink with vanity unit and WC. LED mirror over sink. Chrome towel radiator. PVC tongue and groove panelling to ceiling. Tiled effect panelled walls. Wood laminate floor covering.

Externally

Off Street Parking

Tarmac driveway to the side of the property leading to:

Detached Garage

Up and over door access. Side access to rear garden.

Prime Corner Site

Number 10 Fairhill Gardens holds a prime corner site and would be the envy to many within this quiet cul de sac. Generous lawned area and paved patio. External lighting and external tap.

Customer Due Diligence

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined

in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.