



## 1 Wells Gate Carnmoney, Newtownabbey, BT36 6FR

**Offers Over  
£194,950**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in a very popular development in Carnmoney and will suit a variety of purchaser.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, lounge with feature fireplace and electric stove, modern fitted kitchen / diner with built in oven & hob, integrated appliances and open to sun room with PVC double glazed double doors to garden. Upstairs there are three bedrooms, master ensuite and a separate family bathroom with modern white suite

Other benefits include PVC double glazing and gas heating.

Outside there is tarmac driveway, garden to front and fully enclosed garden to rear in lawn.

Early viewing recommended !!

# 1 Wells Gate

## Carnmoney, Newtownabbey, BT36 6FR



- Semi Detached Villa
- 3 Bedrooms Master Ensuite
- Lounge & Sunroom
- Modern Kitchen / Diner
- Downstairs WC
- Modern White Bathroom
- PVC Double Glazing / Gas
- Driveway & Gardens

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Tiled floor, radiator

##### FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor, radiator

##### LOUNGE

18'6" x 10'2" at widest (5.64m" x 3.10m" at widest)  
Feature fireplace with electric stove, radiator

##### KITCHEN / DINER

17'5" x 12'6" (5.31m" x 3.81m")  
Modern range of high and low level units, formica worktop, basin and a half stainless steel sink unit, built in oven, stainless steel gas hob, stainless steel

extractor fan, integrated fridge / freezer, washing machine and dishwasher, partly tiled walls, tiled floor, radiator, open to sunroom

##### SUNROOM

9'11" x 9'1" (3.02m" x 2.77m")  
Tiled floor, radiator, pvc double glazed double doors to garden

#### FIRST FLOOR

##### LANDING

Access to roofspace, storage cupboard with gas boiler

##### BEDROOM 1

12'6" x 10'3" (3.81m" x 3.12m")  
Radiator

##### ENSUITE

Fully tiled shower cubicle, shower, semi pedestal wash hand basin, low flush wc, tiled floor radiator

##### BEDROOM 2

12'11" x 10'2" (3.94m" x 3.10m")  
Radiator

##### BEDROOM 3

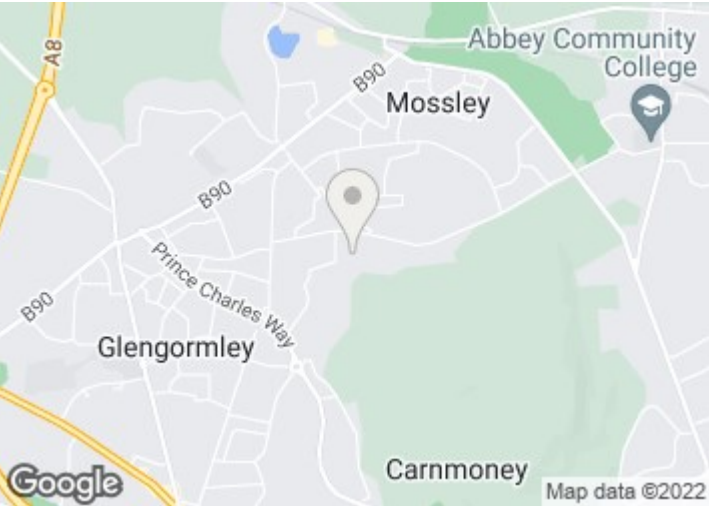
8'4" x 7'8" (2.54m" x 2.34m")  
Radiator

##### BATHROOM

Modern white suite comprising panelled bath, semi pedestal wash hand basin, shower cubicle. thermostatic shower, partly tiled walls, tiled floor, radiator

##### OUTSIDE

Tarmac driveway  
Garden to front  
Fully enclosed garden to rear in lawn with paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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