



## 6 Fairhill Gardens Carnmoney, Newtownabbey, BT36 6LZ

**Offers Around  
£194,950**

We are delighted to offer for sale this well presented and extended detached villa which is located in a cul de sac in a very popular residential area in Carnmoney and will appeal to the growing family.

Inside the accommodation comprises; entrance hall, lounge with hole in wall style fireplace and stove, modern white high gloss fitted kitchen / diner with space for appliances and open to a sunroom with wood laminate flooring and PVC double glazed double doors to rear.

Upstairs there are four bedrooms and a modern bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway for ample parking leading to an attached lean to with access to a detached garage, garden to front and side in lawn and paved patio area to rear.

Early viewing recommended !!

# 6 Fairhill Gardens

Carnmoney, Newtownabbey, BT36 6LZ



- Extended Detached Villa
- Lounge & Sunroom
- Detached Garage
- 4 Bedrooms
- White Bathroom Suite
- Cul De Sac Position
- Modern Kitchen / Diner
- PVC Double Glazing / Gas

## ACCOMMODATION COMPRISES SUNROOM

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate tile effect flooring

#### LOUNGE

14'11" x 12'2" (4.55m" x 3.71m")  
Hole in wall style fireplace with stove, wood laminate flooring

#### KITCHEN / DINER

18'3" x 11'0" (5.56m" x 3.35m")  
Modern range of white high gloss high and low level units, cooker space, fridge / freezer space, open to sunroom

16'3" x 8'8" (4.95m" x 2.64m")  
Wood laminate flooring, pvc double glazed double doors to rear

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'10 x 10'3" (3.61m x 3.12m")  
Wood laminate flooring

#### BEDROOM 2

16'3" x 8'8" (4.95m" x 2.64m")  
Wood laminate flooring

#### BEDROOM 3

9'4" x 7'5" (2.84m" x 2.26m")  
Wood laminate flooring

#### BEDROOM 4

8'11" x 9'7" (2.72m" x 2.92m")

#### BATHROOM

White suite comprising bath, Mira shower above, floating vanity unit, low flush wc, fully pvc panelled walls

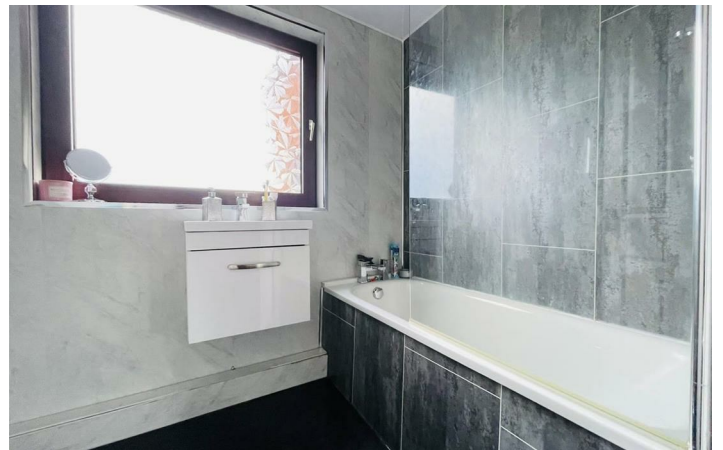
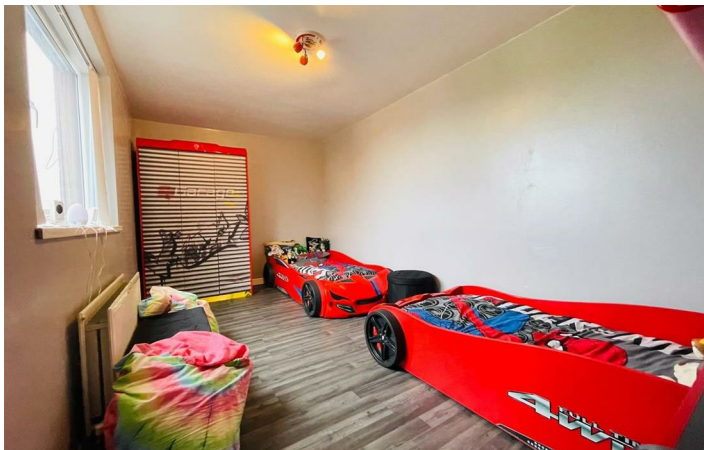
#### OUTSIDE

Tarmac driveway leading to an attached lean to with access to a detached garage  
Garden to front in lawn  
Garden to side in lawn  
Paved patio area to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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