



**21 Carnvue Crescent
 Carnmoney, Newtownabbey, BT36 6NH**

**Offers Around
 £174,950**

We are delighted to offer for sale this attractive and well presented detached bungalow which is located in a very popular residential area just off the Carnmoney Road which is close to many local amenities and will suit a variety of purchaser especially those looking to downsize.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace, dining room with tiled floor and open to a luxury shaker style fitted kitchen with space for appliances and a rear porch / utility with access to rear

There are also two bedrooms and a modern shower room.

Other benefits include PVC double glazing, gas heating and PVC fascia and guttering.

Outside there is a paved driveway leading to an attached garage, garden to front in lawn and a superb garden to rear in lawn with shrub beds.

Early viewing recommended !!

21 Carnvue Crescent

Carmoney, Newtownabbey, BT36 6NH



- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Luxury Fitted Kitchen
- Modern Shower Room
- PVC Double Glazing / Gas
- Attached Garage
- Superb Gardens

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, access to roofspace, cloaks cupboard

LOUNGE

14'10" x 10'10" (4.52m" x 3.30m")
Attractive fireplace, tiled inset, mahogany surround, radiator

DINING ROOM

10'7" x 7'1" (3.23m" x 2.16m')
Tiled floor, radiator, open to kitchen

KITCHEN

10'7" x 9'2" (3.23m" x 2.79m')
Modern range of shaker style high

and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, extractor fan, integrated fridge / freezer, gas boiler, partly tiled walls, tiled floor, pvc double glazed door to:

REAR PORCH / UTILITY

10'5" x 4'4" (3.18m" x 1.32m")
Matching high level cupboard, worktop, plumbed for washing machine, tumble dryer space, tiled floor, radiator, pvc back door

BEDROOM 1

12'5" x 11'9" at widest (3.78m" x 3.58m" at widest)
Radiator

BEDROOM 2

10'8" x 9'11" (3.25m" x 3.02m")
Radiator

BATHROOM

Chrome corner shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, tiled walls, tiled floor, radiator

OUTSIDE

Paved driveway leading to an attached garage up and over door, light & power
Garden to front in lawn with shrub beds
Good garden to rear in lawn with shrub beds
PVC fascia and guttering



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 69 |
| (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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