



7 Wells Gate Carnmoney, Newtownabbey, BT36 6FR

**Offers Around
£199,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a very popular development just off Fairhill Road, Carnmoney and will appeal to the young buyer seeking their first home.

Inside the accommodation comprises: tiled entrance hall with furnished cloakroom, spacious lounge and a modern fitted kitchen / diner with built in appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master with ensuite shower room and a separate modern family bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway and a fully enclosed garden to rear with paved patio and decking areas.

Early viewing recommended !!

7 Wells Gate

Carnmoney, Newtownabbey, BT36 6FR



- Semi Detached Villa
- 3 Bedrooms / Master Ensuite
- Lounge
- Modern Kitchen / Diner
- Luxury White Bathroom
- Downstairs W.C.
- Pvc Double Glazing / Gas
- Driveway & Gardens

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled floor, radiator.

LOUNGE

18'1 x 10'0 (5.51m x 3.05m)
Tiled floor, radiator.

KITCHEN / DINER

17'4 x 12'6 at widest (5.28m x 3.81m at widest)
Modern range of high and low level fitted units with Formica worktops. Basin and a half stainless steel sink unit, built in stainless steel under oven, gas hob and stainless steel extractor fan. Integrated washing machine and dishwasher. Fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed double doors to rear.

FIRST FLOOR

LANDING

Storage Cupboard with gas boiler, access to roofspace.

BEDROOM 1

12'7 x 10'3 (3.84m x 3.12m)
Range of built in wardrobes and cupboards, radiator.

ENSUITE

Modern white suite comprising: fully tiled shower cubicle with electric shower, semi pedestal wash hand basin and low flush W.C. Partly tiled walls, tiled floor, radiator.

BEDROOM 2

12'8 x 10'2 (3.86m x 3.10m)
Radiator.

BEDROOM 3

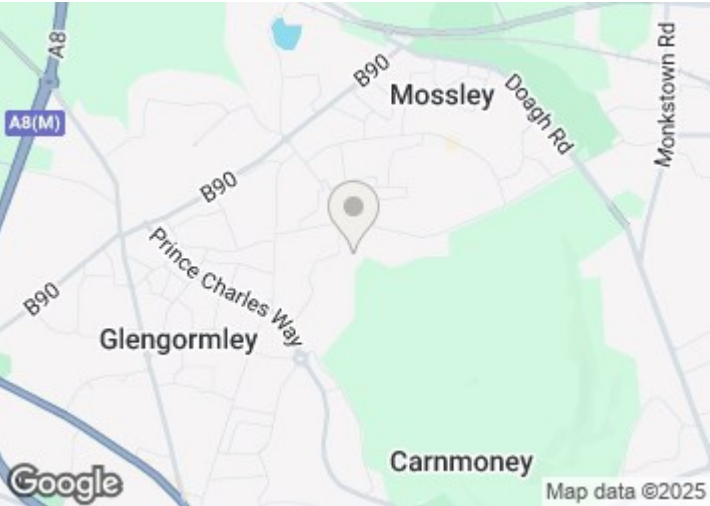
8'5 x 7'10 at widest (2.57m x 2.39m at widest)
Radiator.

BATHROOM

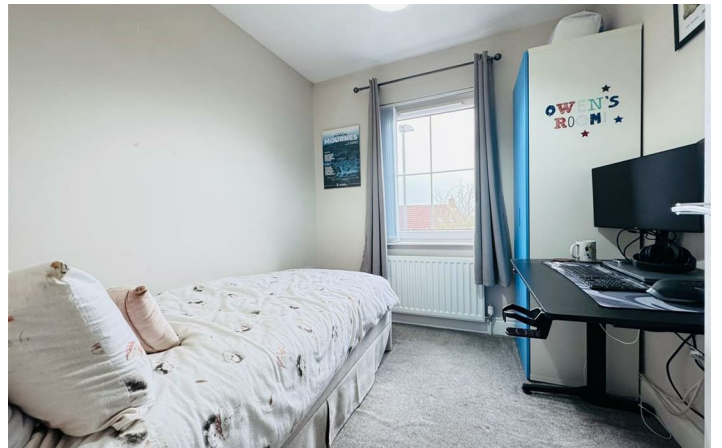
Modern white suite comprising: panelled bath, pedestal wash hand basin and low flush W.C. Separate fully tiled shower cubicle with thermostatic shower. Partly tiled walls, tiled floor, radiator.

OUTSIDE

Tarmac driveway to side for off street parking.
Pebbled and paved pathway to front.
Fully enclosed garden to rear in lawn with paved patio area and feature decked 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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark