



## 117 FAIRVIEW ROAD

### Carnmoney Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Large Lounge
- Modern Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Location

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

**Offers Around £124,950**

# 117 Fairview Road

Carmoney, Newtownabbey, BT36 6QN



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, open plan to lounge

#### LOUNGE

17'5" x 13'9" at widest (5.31m" x 4.19m" at widest)

Wood laminate herringbone style flooring, two radiators

#### KITCHEN / DINER

Modern range of white high gloss high and low level units, formica worktop, basin 1/2 stainless steel sink unit, double range style cooker space, extractor fan, fridge / freezer space, plumbed for washing

machine, tumble dryer space, gas boiler, integrated dishwasher, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace via wooden fold down ladder

#### BEDROOM 1

10'11" x 9'11" (3.33m" x 3.02m" )

Wood laminate flooring, radiator, built in wardrobe

#### BEDROOM 2

12'2" x 10'11" at widest (3.71m" x 3.33m" at widest )

Wood laminate flooring, radiator, built in cupboard and wardrobe

#### BEDROOM 3

8'8" x 8'3" at widest (2.64m" x 2.51m" at widest )

Wood laminate flooring, radiator, built in wardrobe

### SHOWER ROOM

Chrome corner shower cubicle, thermostatic shower, floating vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator

### OUTSIDE

Stoned garden to front

Fully enclosed pebbled garden to rear



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

