



**61 Carnmoney Road
Glengormley, Newtownabbey, BT36 6HS**

**Offers Over
£139,950**

We are delighted to offer for sale this extended semi detached villa which is located in a very popular residential area and will ideally suit the young buyer seeking their first home.

The accommodation comprises entrance hall, lounge with attractive fireplace, fitted kitchen / diner with built in oven and hob and access to rear. Also on the ground floor is a modern fully tiled shower room.

Upstairs there are three bedrooms and master with built in furniture.

Other benefits include gas heating and PVC double glazing.

Outside there is a concrete driveway leading to a detached garage, garden to front in lawn and a fully enclosed concrete and paved garden to rear.

Early viewing recommended !!

61 Carnmoney Road

Glengormley, Newtownabbey, BT36 6HS



- Extended Semi Detached
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern Shower Room
- PVC Double Glazing / Gas
- Detached Garage
- Popular Location

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage with gas boiler

LOUNGE

13'4" x 10'6" (4.06m" x 3.20m")
Feature fireplace, marble inset, mahogany surround, radiator

KITCHEN / DINER

19'11" x 11'9" at widest (6.07m" x 3.58m" at widest)
Range of high and low level units, formica worktop, basin 1/2

stainless steel sink unit, built in double oven, gas hob, extractor fan, under fridge space, plumbed for washing machine, partly tiled wall, wood laminate flooring, two radiators, pvc double glazed back door

SHOWER ROOM

Chrome corner shower cubicle, thermostatic shower, vanity unit, low flush wc, fully tiled walls, tiled floor, radiator

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

13'5" x 8'4" (4.09m" x 2.54m")
Built in wardrobes, cupboard and drawers, radiator

BEDROOM 2

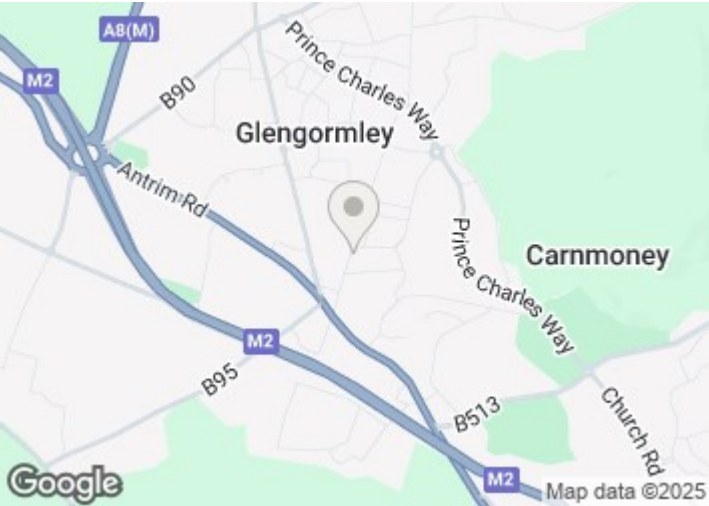
9'6" x 8'4" (2.90m" x 2.54m")
Built in wardrobes, radiator

BEDROOM 3

9'7" x 6'10" (2.92m" x 2.08m")
Vanity unit, low flush wc, radiator

OUTSIDE

Driveway leading to a detached garage, up and over door
Garden to front in lawn
Fully enclosed concrete and 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	67	74
(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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