



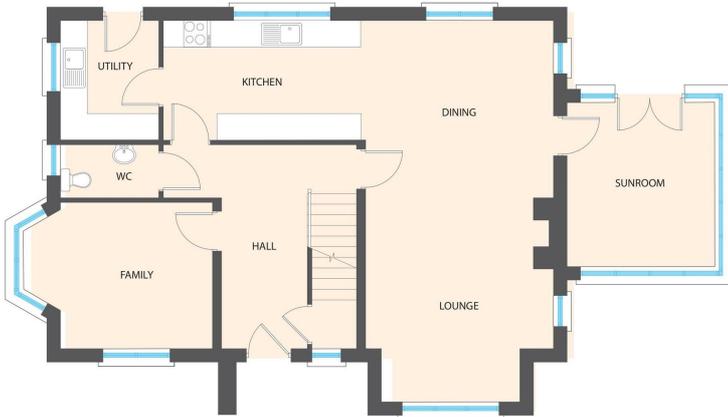
## 17c Fairhill Crescent, Carnmoney, Newtownabbey, BT36 6LT

- New Build, Family Detached Home (c.2,500 sq ft)
- Kitchen; Utility; Furnished Cloakroom
- Family Bathroom
- Private Driveway; Garage Option (POA)
- Turnkey Specification
- Four Bedroom; Three+ Reception
- Principal Bedroom; Walk In Wardrobe; En Suite
- Gas Heating; PVC Double Glazing
- Gardens Levelled and Seeded
- Well Sought After Location

Offers Over £395,000

EPC Rating





## PROPERTY DESCRIPTION

**COLIN  
GRAHAM  
RESIDENTIAL**  
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**Impressive, detached, new build, family home (extending to c.2,500 sq ft), occupying a cul de sac position within the well sought after Fairhill Crescent development, Carnmoney, Newtownabbey. Finished to a turnkey specification, the property comprises entrance hall, furnished cloakroom, lounge through dining room, separate family room, sun lounge, kitchen, utility room, four well-proportioned bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate family bathroom. Externally, the property enjoys private driveway finished in tarmac, option for large matching detached garage (POA), and garden finished in top soil and grass seed. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.**



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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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