



45 Carntall Road, Newtownabbey, BT36 5SG

- Impressive Detached Family Home
- Three Separate Reception Rooms
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Integral Double Garage; Games Room
- Four Bedrooms; Two With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; Double & Triple Glazing
- Floored Roof Space With Light, Power & Heating
- Dual Driveways; Front And Side Gardens

Offers Over £450,000

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, triple glazed front door with matching triple glazed side screens and fan light over. Tiled floor. Oak open tread stairwell to first floor gallery landing. Under floor heating to ground floor level. Glass panelled doors to lounge, dining room and kitchen.

FURNISHED CLOAKROOM

White two piece suite comprising vanity unit and high flush WC. Splash back tiling to sink. Tiled floor. Double doors to store.

LOUNGE 25'9" x 13'10"

Contemporary, wall recessed, 'Gazco' gas fire with solid granite surround. Triple aspect windows with feature window to side elevation. Tiled floor.

DINING ROOM 13'10" x 13'1"

Twin windows to front elevation. Tiled floor. Glass panelled door leading to kitchen with informal dining area.

FAMILY ROOM 13'10" x 13'0"

Cast iron, wood burning stove on solid granite hearth (back boiler link up system to water and heating). Dual aspect windows. PVC double glazed French doors to rear. Tiled floor. Open through to:



KITCHEN WITH INFORMAL DINING AREA 27'9" x 13'10"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Matching island unit with second sink unit. Integrated touch screen 'Bosch' induction hob with stainless steel extractor hood over. Integrated 'Neff' double oven. Space for American style fridge freezer. Integrated 'Bosch' dishwasher. Built in wine rack. Glass fronted display cabinet. Upstands to walls to match work surface. Fitted breakfast bar unit. Tiled floor. PVC double glazed doors to rear. Glass panelled door leading to:

UTILITY ROOM 10'9" x 9'7"

Range of fitted high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Upstands to walls to match work surface. Tiled floor. PVC double glazed door to side. Access to integral double garage.

FIRST FLOOR

GALLERY LANDING

With access to fully floored roof space via slingsby style ladder. Feature window to front elevation.

PRINCIPAL BEDROOM 13'10" x 13'4"

Dual aspect windows enjoying rural views.

WALK IN WARDROBE / DRESSING ROOM

Range of fitted hanging space and fitted dressing table. Access to hot press.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white four piece suite comprising oversized panelled shower enclosure, twin floating vanity units and WC. Thermostat controlled mains shower. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

GUEST BEDROOM 13'10" x 10'5"

Twin windows to front elevation. Built in wardrobe. Wood laminate floor covering. 'Jack and Jill' style access leading to:

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized panelled shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 3 13'10" x 10'5"

Twin windows to rear elevation. Wood laminate floor covering. 'Jack and Jill' access to deluxe en suite shower room.

BEDROOM 4 13'10" x 10'5"

Twin windows to front elevation. Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

FLOORED ROOF SPACE 38'6" x 18'0"

Dual aspect windows. Power, light, double radiators and access to under eaves storage.

EXTERNAL

Twin driveways, each finished in tarmac.
 Front garden finished in lawn, decorative stone and wide array of plants, trees and shrubbery.
 Stone clad entrance porch with external lighting.
 Side garden finished in stone, tree bark and raised timber deck entertaining area.
 PVC oil storage tank,
 External power point.
 Outside tap.

INTEGRAL DOUBLE GARAGE 26'6" x 21'3"

Twin, power operated up and over doors. Separate PVC double glazed service door to rear garden. Access to utility room. Access to store with oil fired central heating boiler. Power and light.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

GAMES ROOM 26'6" x 17'11"

Fitted bar area. Power, light, twin double radiators, twin Velux windows. PVC double glazed door leading to external stairwell.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Immaculately presented, four bedroom, three+ reception, detached family home with integral double garage encompassing games room above, occupying a generous sized site conveniently located off the Carrall Road, Newtownabbey. The property comprises entrance hall with stairwell leading to gallery landing, furnished cloakroom, lounge with contemporary 'Gazco' gas fire, separate dining room, family room with cast iron wood burning stove (back boiler link up system to water and heating), modern fitted kitchen with informal dining area, utility room, four well proportioned first floor bedrooms, to include principal and guest bedrooms with deluxe en suite shower room, deluxe family bathroom with four piece suite, and access to floored roof space with power, light and double radiators. Externally the property enjoys twin driveways finished in tarmac, integral double garage with games room above, front garden finished in lawn, decorative stone and wide array of plants, trees and shrubbery, and side garden finished in stone, tree bark and raised timber deck entertaining area. Other attributes include double and triple glazing, oil fired central heating, and under floor heating to ground floor level. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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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