



110 Fairview Road, Newtownabbey, BT36 6QN

- Detached Chalet Bungalow
- Generous Sized Lounge
- Deluxe Bathroom With White Suite
- Generous Sized Private Driveway Area
- Landscaped Gardens Front and Rear
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Immaculate Throughout

Offers Over £209,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with double glazed side screen. Wood laminate floor covering. Open tread stairwell leading to first floor. Access to built in store.

LOUNGE 20'4" x 10'10"

Wood laminate floor covering. Picture window to front elevation.

KITCHEN THROUGH DINING ROOM 16'6" x 10'9"

Modern fitted kitchen with range of two tone high and low level storage units and contrasting granite work surface. Matching upstands. Inlaid sink unit with matching draining bay. Integrated eye level double oven. Integrated touch screen hob with extractor canopy over. Space for fridge freezer. Integrated dishwasher and washing machine. Splash back tiling to hob area. Tiled floor. Two tone composite double glazed rear door.



PRINCIPAL BEDROOM 10'9" x 10'0"

Accessed via private hallway with tiled floor and built in wardrobe/store. Open arch leading into bedroom. Fitted wardrobes in sliding doors. Picture window to front elevation. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

White three piece suite comprising fully panelled quadrant shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Fully panelled walls. PVC panelled ceiling with spotlights inset.

BEDROOM 2 10'10" x 10'0"

Wood laminate floor covering. Picture window to rear elevation.

DELUXE BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled shower unit and glass shower screen over bath. Fully panelled walls. Access to shelved store with gas fired central heating boiler.

FIRST FLOOR

LANDING

Access to three separate built in stores.

BEDROOM 3 widest points

Wood laminate floor covering. Dual aspect windows. Elevated rural views.

BEDROOM 4 10'11" x 10'8"

Wood laminate floor covering.

EXTERNAL

Generous sized private driveway area finished in tarmac. Fully landscaped front garden finished in lawn, blue slate chippings and range of plants, trees and shrubbery. Fully enclosed, landscaped, rear garden finished in lawn and paved patio area. Covered service area to side. Screened service area to rear of garage. PVC fascia, soffits and rainwater goods. External lighting. Outside tap.

MATCHING DETACHED GARAGE 20'1" x 10'0"

Power operated PVC coated roller shutter door. Separate service door to garden. Light, power and utility bench to rear.

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, detached chalet bungalow, with matching detached garage, occupying a generous sized site, located within the popular Fairview area of Carnmoney, Newtownabbey. The property comprises entrance hall, generous sized lounge, kitchen through dining room with modern fitted kitchen, four well-proportioned bedrooms, to include principal with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, matching detached garage, fully landscaped front garden finished in lawn, blue slate chippings and range of plants, trees and shrubbery, and fully enclosed, landscaped rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and elevated rural views. Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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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