



17 Wells Gate Carnmoney, Newtownabbey, BT36 6FR

**Offers Over
£189,950**

We are delighted to offer for sale this extremely well presented semi detached villa which is located in this much sought after development in a very popular residential area of Carnmoney and will suit a variety of purchaser.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, spacious lounge, and a modern fitted kitchen / diner with integrated appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master ensuite and a separate modern bathroom with white suite and shower cubicle.

Other benefits include PVC double glazing and gas heating.

Outside there is tarmac driveway, garden to front in lawn and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

17 Wells Gate

Carnmoney, Newtownabbey, BT36 6FR



- Semi Detached Villa
- Modern Kitchen / Dining
- PVC Double Glazing / Gas
- 3 Bedrooms Master Ensuite
- Downstairs WC
- Driveway & Gardens
- Spacious Lounge
- Deluxe Family Bathroom

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled floor, floor under stairs storage

DOWNSTAIRS WC

Semi pedestal wash hand basin, low flush wc, tiled floor

LOUNGE

16'4" x 10'2" (4.98m" x 3.10m")

KITCHEN / DINER

17'5" x 12'7" (5.31m" x 3.84m")

Modern fitted kitchen with good range of high and low level units, formica worktop, basin and a half sink unit, integrated gas hob,

stainless steel extractor fan, oven, integrated fridge & freezer, dishwasher, washing machine, partly tiled walls, tiled floor, pvc double glazed doors to garden

FIRST FLOOR

LANDING

Access to storage cupboard, access to roofspace via slingsby ladder

BEDROOM 1

12'7" x 10'3" (3.84m" x 3.12m")

ENSUITE

Newly installed ensuite comprising vanity unit, low flush wc, enclosed shower cubicle with panelled walls and waterfall shower, heated towel radiator, tiled floor

BEDROOM 2

12'10" x 9'1" (3.91m" x 2.77m")

BEDROOM 3

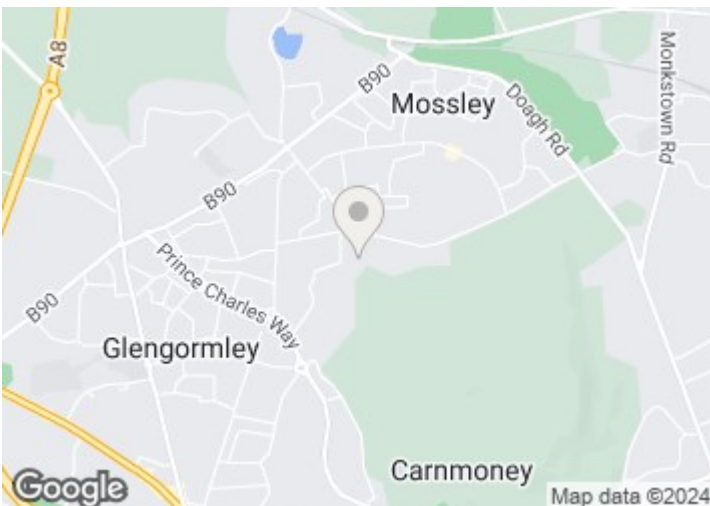
8'6" x 7'11" (2.59m" x 2.41m')

BATHROOM

White four piece suite comprising semi pedestal wash hand basin, low flush wc, panelled bath, fully tiled shower cubicle, partly tiled walls, tiled floor

OUTSIDE

Garden open to front in lawn
 Driveway to side
 Enclosed garden to rear in lawn with raised shrub beds and paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



****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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