



Carn Court, Newtownabbey, County Antrim

**Price £49,950**

- Excellent End Terrace Bungalow
- Decorative Lounge
- Separate Kitchen
- EPC Grade = D60
- Two Bedrooms
- Gas Heating And Double Glazed Windows
- Gardens To Front/Side/Rear

**Glengormley**

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## **Carn Court, Newtownabbey, County Antrim**

An attractive Bungalow that will appeal to a wide range of buyers including first time buyers and investors alike.

This property comprises of lounge, kitchen, two bedrooms and converted shower room. Further benefits are Gas Heating and Double Glazing.

Due to its competitive pricing and accommodation size we anticipate a high level of interest in this property and recommend viewing at its earliest!!

### **Entrance Hall**

Laminate flooring.

### **Lounge 4.93m x 3.18m (16'2" x 10'5")**

Laminate flooring. Feature fireplace.

### **Kitchen 3.15m x 1.98m (10'4" x 6'6")**

Fitted kitchen with range of high and low level units. Stainless steel sink. Space for cooker. Plumbed for washing machine. Tiled Floor. Double radiator.

## **Hallway And Rear Porch**

### **Bedroom One 3.76m x 3.3m (12'4" x 10'10")**

### **Bedroom Two 3.76m x 2.26m (12'4" x 7'5")**

### **Shower Room**

Walk in shower cubicle, pedestal wash hand basin and WC. Part tiled walls. Extractor Fan.

### **Externally**

Driveway and paved garden to the front of the property.

Part lawned area to the rear.

### **Location**

Carn Court is located just off Milewater Drive within the New Mossley area.

### **Reeds Rains Mortgage Advice**

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### **All Measurements**

All Measurements are Approximate

### **Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	61
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			