



# 11 Carwood Way

Carnmoney, Burnthill, NEWTOWNABBEY, BT36 5JT

Three-Bedroom, Semi-Detached Villa.  
Oil-Fired Central Heating.  
Recently Refurbished Shower Room.  
Detached Matching Garage.

A Barton Company have the pleasure in presenting FOR SALE this excellent, semi-detached villa, offering bright, well-proportioned, family accommodation and prestigiously situated within a quiet cul-de-sac in the much sought after 'Carwood' development and overlooking Ballyclare Road, Glengormley.

Minutes walking distance from Glengormley Village centre, and schools and public transport on the doorstep. Convenient, family living is just a viewing away; register your interest today!

**For Sale**

**Offers Around £144,950**

*Viewing by appointment only through agents.*

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**Ground Floor**



**First Floor**



CV: **£92,500**  
 Rates: **£845.08 (2024)**  
 Tenue: **Leasehold (Long)**  
 Ground Rent: **£13 p.a.**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>68 D</b>
39-54	<b>E</b>	<b>54 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

**Energy Performance Certificate**

Available on Request.

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

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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- Three Bedroom, Semi-Detached Villa.
- Oil-Fired Central Heating.
- Recently refurbished Shower room.
- Detached Matching Garage.
- uPVC framed, double glazed windows throughout.
- uPVC framed, double glazed external doors.
- uPVC fascias, soffits, guttering and downspouts.
- Integrated, Glass-Fronted Wood Burner.
- Fully enclosed, low-maintenance Gardens.
- Floored Roof Space.
- Double Oak and Glazed Doors for ease of moving furniture from Hall to Lounge.
- Motion controlled, dusk activated, Security Spotlights front and rear.
- No Chain.

## Accommodation Comprises

### *Ground Floor*

#### **Entrance Hall**

White uPVC framed, glazed entrance door. Radiator. Wooden flooring. Oak and glazed double doors (for ease of moving furniture, etc) through to...

#### **Lounge**

4.20 x 4.19m (13'9" x 13'9") max.

Glass-fronted wood burner with marble hearth, tiled surround and hardwood beam mantlepiece. Wooden flooring. Recessed spot lighting. Double radiator. Large feature window. Oak and glazed door to ...

#### **Kitchen / Diner**

5.21 x 2.88m (17'1" x 9'5")

An 'oak' veneered fitted kitchen suite comprising of floor and eye level units, breakfast bar and complimenting Formica worksurfaces. Space and power for 600mm electric cooker and Washing Machine. 'Chocolate' composite sink and a half and drainer with matching mixer taps. Integrated fridge/freezer. Concealed extractor unit. Part-tiled walls. Hot press with hot water tank and 'Willis'-type immersion heater. Unser stairs cloaks, storage and electric cupboard. Double radiator. Vinyl flooring. Centre lights. White uPVC framed, glazed rear door.



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## First Floor

### Landing

Carpeted. Centre light.

### Master Bedroom

3.61 x 2.88m (11'10" x 9'5")

Carpeted. Radiator. Centre pendant light. Built-in wardrobe.

### Bedroom II

2.88 x 2.87m (9'5" x 9'5")

Carpeted. Radiator. Centre pendant light. Built-in wardrobe.

### Bedroom III

2.75 x 2.22m (9'0" x 7'3") max.

Radiator. Centre pendant light.

### Bathroom

2.21 x 1.66m (7'3" x 5'5")

White, Three-piece Contemporary Shower suite comprising: Glazed corner shower cubical with 'Mira' electric shower, Vanity Unit Wash Hand Basin and Low-Flush, Push-Button W.C. Chromed towel radiator. Clad walls and ceiling. Recessed spot lighting.

## Roof Space

Accessible via 'Slingsby'-type ladder. Floored and Clad Walls and Ceilings, with light and power.

## Exterior

### Detached Matching Garage

Roller garage door. Light and power. Oil boiler.

**Front Gardens** laid principally in stones with neat beds and shrubs. Brick pillars and boundary wall.

Concrete flagged **driveway**.

Fully enclosed **Rear Garden**, laid principally in concrete flags. Small vegetable planting and shrubs. Enclosed **workshop** and oil tank storage to rear of garage. Security lighting.

