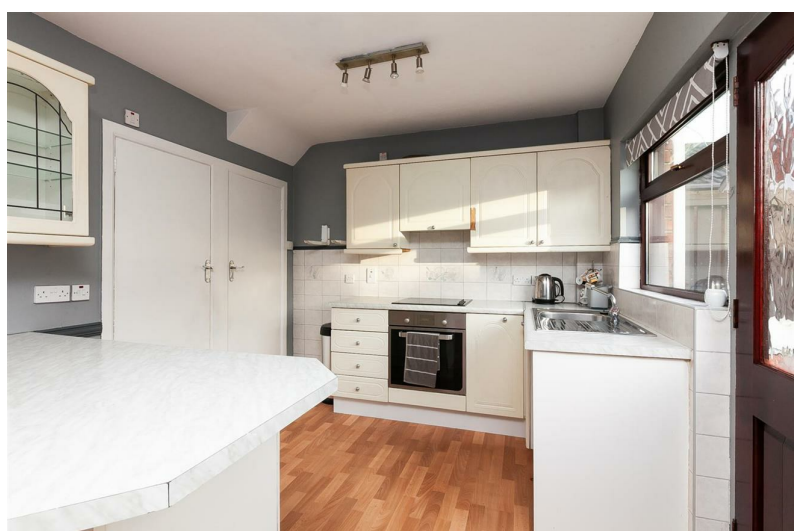




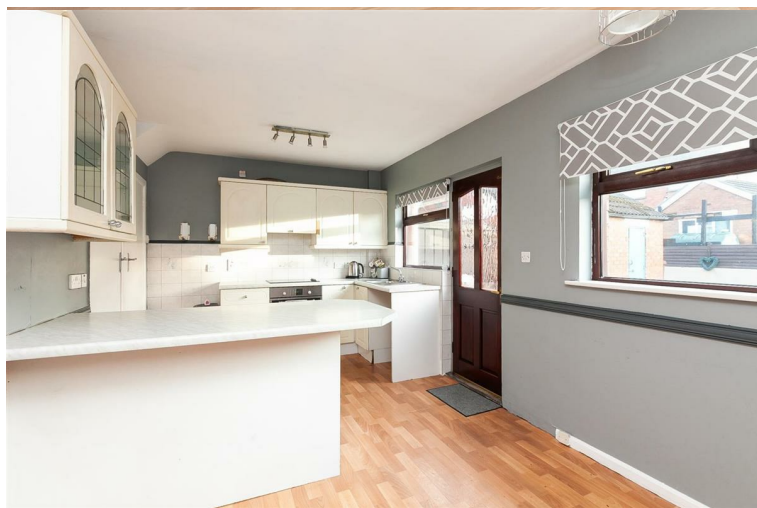
14 Carwood Park, Newtownabbey, BT36 5JU

- Semi Detached Home
- Lounge; Open Fire
- Bathroom; Three Piece Suite
- Private Driveway
- Low Maintenance Gardens
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £164,950  
EPC Rating D



14 Carwood Park, Newtownabbey, BT36 5JU



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled French doors, leading to:

#### LOUNGE 13'8" x 13'8" (wps)

Open fire in cast iron fireplace with slate hearth and timber surround. Picture window to front elevation. Wood laminate floor covering.





## **KITCHEN THROUGH DINING ROOM 17'0" x 9'4"**

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Space and plumbed for washing machine. Splashback tiling to walls. Access to under stairs store. Access to hot press. Hardwood, glass panelled door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space via slingsby style ladder.

### **BEDROOM 1 13'10" x 9'3"**

Wood laminate floor covering.

### **BEDROOM 2 9'5" x 9'4"**

Built in wardrobe/store. Wood laminate floor covering.

### **BEDROOM 3 8'11" x 7'4" (wps)**

Built in, shelved store. Wood laminate floor covering.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Fully tiled walls.

### **FLOORED ROOF SPACE 16'7" x 11'6"**

Access to under eaves storage. Power and light.

### **EXTERNAL**

Generous sized private driveway finished in concrete. Low maintenance, paved front garden with rockery and range of shrubs.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed, paved rear garden.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

### **MATCHING DETACHED GARAGE 17'2" x 9'4"**

Up and over door. Separate service door. Power and light.

### **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.



**Well presented, three bedroom, semi detached home with matching detached garage, conveniently located within the Carwood area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge with open fire, kitchen through dining room, three well proportioned bedrooms, and bathroom with three piece suite.**

**Externally, the property enjoys generous sized private driveway, garage, and low maintenance gardens front and rear.**

**Other attributes include oil heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 are 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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