



## 18 Carwood Drive, Newtownabbey, BT36 5LP

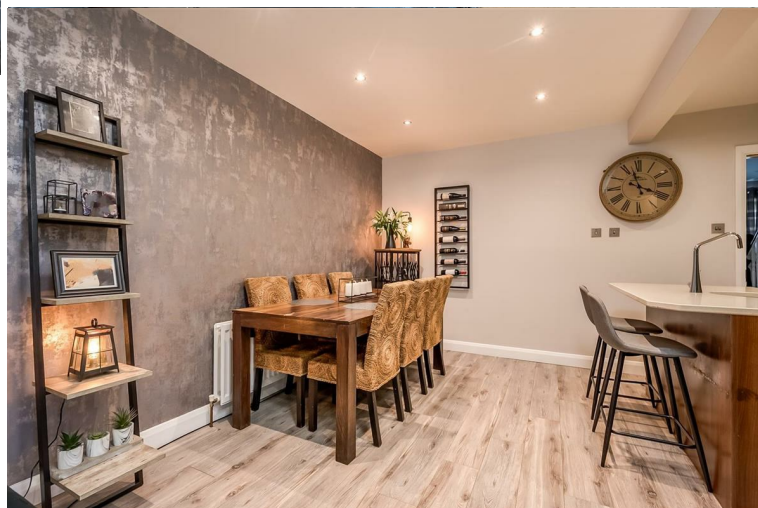
- Extended, Semi Detached Home
- Lounge
- Sun Lounge
- Gas Heating; PVC Double Glazing
- Low Maintenance Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom
- Generous Sized Private Driveway
- Garage and Garden Room

Offers Over £164,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, triple glazed front door with PVC double glazed side screens. Tile effect wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 12'8" x 10'11"

Focal point fireplace. Timber flooring. Picture window to front elevation.



## **KITCHEN THROUGH DINING ROOM 17'3" x 11'10"**

Modern fitted, high gloss kitchen with range of high and low level storage with contrasting, wood block effect melamine work surface. Matching island unit with solid quartz work surface, stainless steel sink bowl and breakfast bar area. Touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, microwave oven and dishwasher. Space for American style fridge freezer. Twin glass fronted display cabinets. Splash back tiling to walls. Wood laminate floor covering. Open arch leading to:

## **SUN LOUNGE 14'7" x 13'4" (wps)**

Cast iron, wood burning stove. Recessed log store. Vaulted ceiling. Wood laminate floor covering. PVC double glazed French doors to rear garden. Separate PVC double glazed door to side.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 11'2" x 10'11" (wps)**

Wood laminate floor covering. Built in wardrobe/store.

### **BEDROOM 2 12'1" x 9'0"**

Wood laminate floor covering.

### **BEDROOM 3 7'10" x 7'3"**

Wood laminate floor covering.

### **DELUXE FULLY TILED BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Chrome towel radiator. Access to store with gas fired central heating boiler.

### **EXTERNAL**

Generous sized private driveway area, finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance, paved rear garden.

### **MATCHING DETACHED GARAGE 20'0" x 11'6" (wps)**

Currently sub divided to provide two stores and WC. Power operated, PVC coated roller shutter door. Power, light and plumbed for automatic washing machine.

### **TIMBER GARDEN ROOM 13'4" x 10'1"**

PVC double glazed French door and matching window. Power and light.





### ATTACHED STORE 10'7" x 9'8" (wps)

Suited for use as home office, etc. (subject to necessary checks and approval).

### 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, extended, three bedroom semi detached home with sun lounge, matching detached garage and garden room, situated within the popular Carwood area of Glengormley, Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, luxury fitted kitchen, sun lounge, three first floor bedrooms and deluxe fully tiled bathroom. Externally the property enjoys generous sized private driveway, fully enclosed, low maintenance, paved rear garden, garden room and matching detached garage. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.*



Sizes And Dimensions Are Approximate. Actual May Vary.



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>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(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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