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16 Carnlea Wood Glen, Newtownabbey, BT37 0WP

Offers Over £324,950

- Detached property in popular residential area of Newtownabbey
- Lounge with feature media wall
- Modern white bathroom suite
- Utility room
- Very well presented throughout
- 4 Bedrooms (1 Ensuite shower room)
- Luxury fitted kitchen with casual dining area
- Gas fired central heating
- Double glazing in uPVC frames
- Cul de sac/ Corner site

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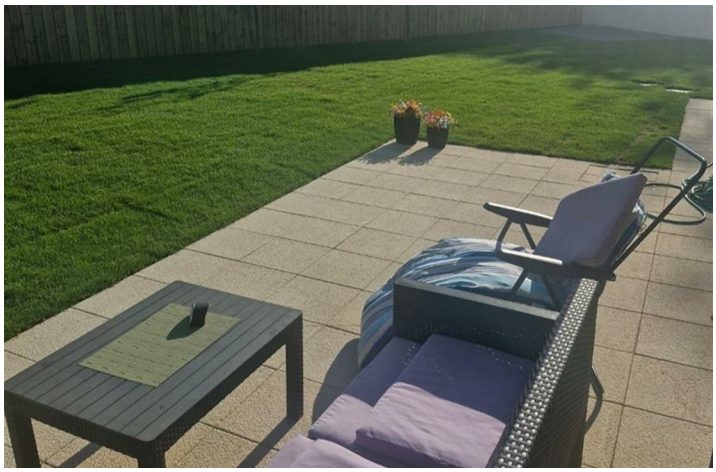
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This attractive detached family home is situated within the recently constructed and highly regarded Carnlea Wood development in Newtownabbey. The property offers spacious and well-planned accommodation, comprising four well-proportioned bedrooms, including a principal bedroom with ensuite shower room. On the ground floor, the home features a bright and comfortable lounge enhanced by a contemporary media wall, creating an ideal space for relaxation. The modern fitted kitchen provides ample storage and workspace and is complemented by a separate utility room, adding practicality for everyday living. Throughout, the property is presented to a very high standard, reflecting careful maintenance and tasteful finishes. Externally, the home benefits from a private setting within the development, suitable for family life. Carnlea Wood is conveniently located close to a range of local shops, reputable schools and excellent public transport links, making this an ideal choice for families.

4 2 1 B Council Tax Band:







GROUND FLOOR

ENTRANCE HALL
Composite front door with glazed panels, ceramic tiled flooring, understairs storage

LOUNGE
21'10" x 10'7"
Feature media wall, wired for flat screen TV with built in electric fire

KITCHEN/ DINING
21'1" x 21'10"
Modern fitted kitchen with shaker style units, contrasting round edge worksurfaces, built in fridge freezer, built in dishwasher, built in oven with gas hob 5 ring, composite 1/2 door, sink unit with gold mixer tap and drainer, stainless steel extractor fan, island unit with benched seating area, canopy, French doors to rear garden, ceramic tiled flooring

W/C
wall hung pedestal wash hand basin with mixer tap, low flush W/C, extractor fan, electric mirror

UTILITY ROOM
7'2" x 6'5"
Range of units, plumbed for washing machine/ tumble dryer, gas boiler (ideal), counter tops with round edge worksurfaces, extractor fan, door to rear, ceramic tiled flooring

FIRST FLOOR

LANDING
Shelved hot press, access to roofspace via slingsby type ladder

BEDROOM (1)
14'7" x 10'8"

ENSUITE
Ceramic tiled flooring, electric mirror (heated), wall hung pedestal wash hand basin with mixer tap, push button W/C, heated towel rail, tiled shower enclosed with thermostatic shower unit, extractor fan, downlighters

BEDROOM (2)
10'9" x 10'4"

BEDROOM (3)
10'9" x 10'4"

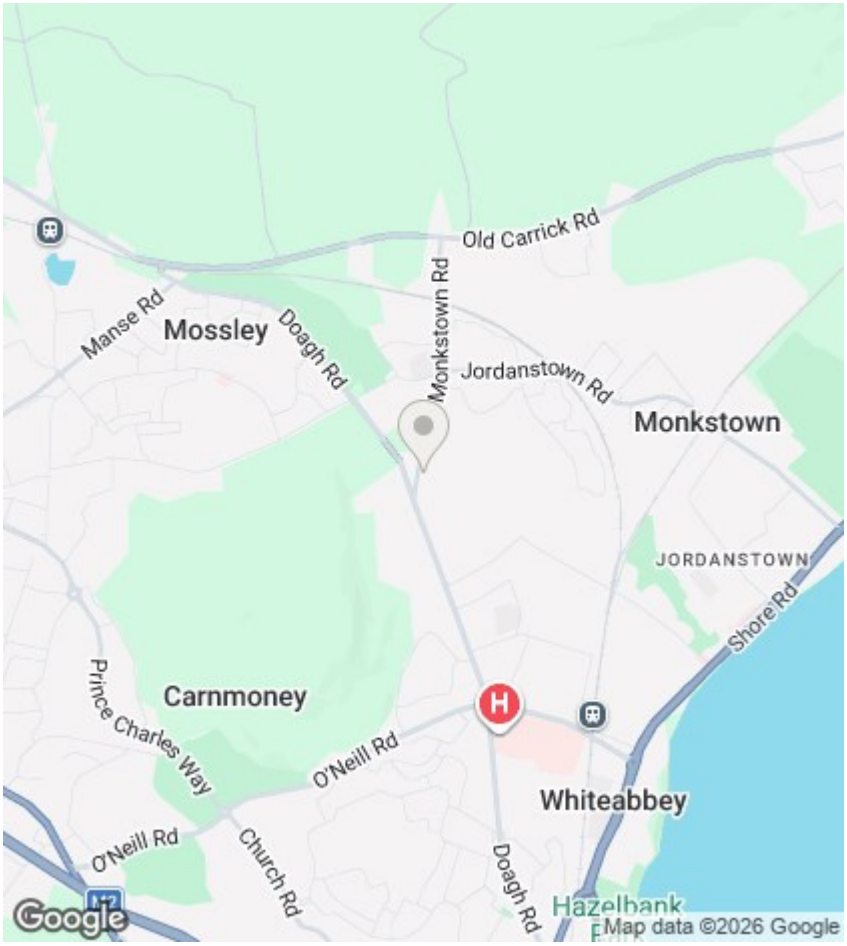
BEDROOM (4)
11'7" x 7'0"

BATHROOM
Modern white bathroom suite, wall hung pedestal wash hand basin with storage and mixer tap, low flush W/C, panelled bath unit with mixer tap, tiled shower enclosed with thermostatic shower, ceramic tiled flooring, electric heated mirror, downlighters, extractor fan, heated towel rail

OUTSIDE
Front in car parking
Enclosed garden to rear, laid in lawn with paved patio area landscaped, outside light and tap

Disclaimer/ Additional Information
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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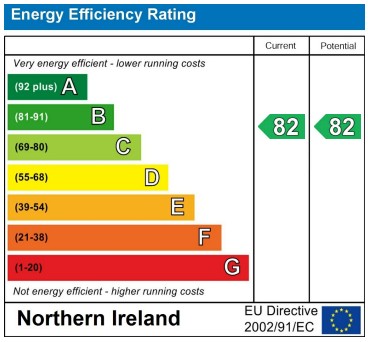
Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

B



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