

10 Carwood Gardens, Newtownabbey, BT36 5LR



- Detached Bungalow
- Three Bedrooms
- Spacious Lounge with Ornate Cast Iron Fireplace
- Modern Shaker Style Kitchen
- Deluxe Shower Room
- Floored Roof Space
- Large Private Driveway to Front
- Private Enclosed Garden to Rear
- Matching Detached Garage
- Highly Popular Convenient Location

PRICE Offers Over £192,950



Position in a popular convenient location, close to a host of local amenities and within walking distance to shops, public transport links and schools. This attractive 3 bedroom detached bungalow will ideally suit a wide range of buyer.

Internally, the property enjoys a spacious lounge, a modern shaker style fitted kitchen, modern shower room and a floored roof space with Velux windows. This home is positioned on an extensive site. There is a large private block paved driveway to front and side for off street parking and a private enclosed garden to rear with a matching detached garage. Early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with leaded glass insets into spacious well presented entrance hall with quality laminate flooring. Stairs to floored roof space.

LOUNGE

14'9" x 10'9" (4.5 x 3.3)

Attractive feature ornate cast iron fireplace on granite hearth with wooden surround. Quality laminate flooring. Picture styler window to front.

MODERN FITTED KITCHEN

11'9" x 9'2" (3.59 x 2.81)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated oven, separate four ring electric hob, over head extractor fan with glass hood, and a glass splashback. Plumbed for washing machine. Space for tumble dryer. Space for free standing fridge freezer. Part tiled walls. Wood panelled ceiling. PVC double glazed door to rear.

DELUXE SHOWER ROOM

Comprising step in shower with electric shower unit, vanity unit with wash hand basin and a button flush WC. Tiled walls. PVC panelled ceiling with recessed down lighting. Built in storage cupboard.

DINING ROOM/BEDROOM 3

8'1" x 7'2" (2.46m x 2.18m)

Quality laminate flooring. Presently used as formal dining room.

BEDROOM 1

12'9" x 10'9" at max (3.9 x 3.3 at max)

With Ensuite comprising button flush WC and wash hand basin.

BEDROOM 2

9'4" x 8'2" (2.87 x 2.49)

Built in wardrobe.

FLOORED ROOF SPACE

Velux windows. Built in cupboard. Perfect storage facility or suitable for home office / play room.

OUTSIDE

Positioned on a large site with private block paved driveway to front and side, leading to matching detached garage. Pebbled garden to front stocked with a variety of mature shrubs.

Private enclosed mature garden to rear, laid in lawn and stocked with a variety of mature shrubs and trees. Paved patio area and walkways. Screened by perimeter fence and hedgerows. Garden shed for storage.

Matching Detached garage with roller shutter door. Equipped with lights and power.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.