



## 16 Carnlea Wood Glen, Newtownabbey, BT37 0WP

Offers Over £319,950

- 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

# 16 Carnlea Wood Glen, BT37 0WP

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.



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"

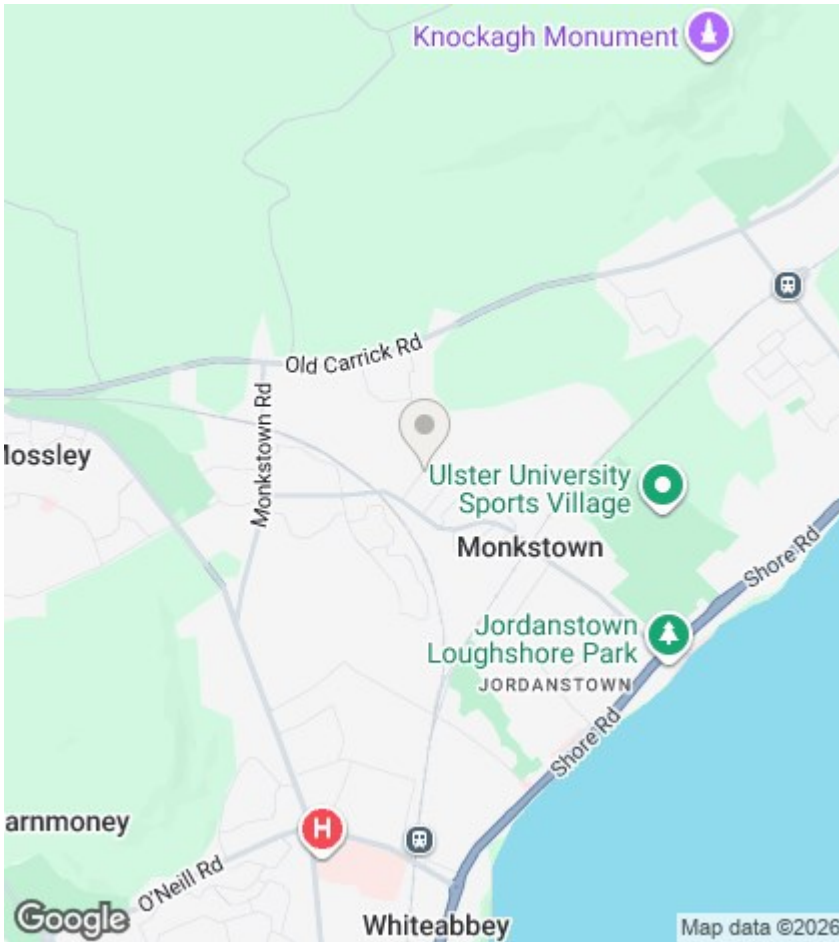
## **BATHROOM**

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



## Directions

## Viewings

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

## EPC Rating:

B

