



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 £159,950

EPC Rating D





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.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT





for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

For sale by Colin Graham Residential via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

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) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 and 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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PROPERTY AWARDS 2019

Shortlisted The Negotiator Awards 2018

Shortlisted The Negotiator Awards 2019

INVESTORS IN PEOPLE AWARDS 2019 Finalist

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