



7 Carnlea Wood Lane, Newtownabbey, BT37 0WR

- Immaculately Presented Semi Detached
- Lounge
- Modern Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway

- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden

Offers Over £259,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC panelled front door with matching fanlight over. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'1" x 11'5"



KITCHEN THROUGH DINING ROOM 18'3" x 10'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work top. Matching breakfast bar unit. Stainless steel sink with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher, washing machine and tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 14'5" x 10'4" plus recess

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'10" x 9'6"

BEDROOM 3 9'6" x 7'1"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and laurel hedging.

Generous sized private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

Fully enclosed rear garden finished in lawn, paved patio area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Immaculately presented, spacious, three bedroom, semi detached home, situated within the well sought after, recently constructed, Carnlea Wood development, Monkstown Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom.

Externally, the property enjoys private driveway and gardens front and rear, finished mainly in lawn and paved patio area.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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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