



35 Carwood Drive



Newtownabbey, BT36 5LP



Nest Estate Agents are excited to present 35 Carwood Drive, Glengormley, Newtownabbey to the sales market.

Located just off the Ballyclare Road, this highly convenient position is perfect for those commuting to Belfast city centre or enjoying the close proximity to local amenities. This is a rare opportunity to acquire a property in a peaceful and sought-after cul-de-sac. The external space of this home will truly impress, featuring a spacious, enclosed rear garden and an attached garage – perfect for outdoor living and extra storage. Internally, this property offers generous accommodation ideal for a growing family, including two reception rooms, a bright sunroom, a modern kitchen with dining area, a separate utility room, and three well-proportioned bedrooms.

Don't miss out on this fantastic opportunity! Call us today to arrange a viewing.

ENTRANCE

Composite front door with glazed feature inset. Glazed side panels.

HALLWAY 5'11" x 14'5" (1.80m x 4.39m)

Laminate wood effect flooring.

LIVING ROOM 10'10" x 14'3" (3.30m x 4.34m)

Feature fireplace with wooden surround, marble mantle and electric insert. Laminate wood effect flooring. Cornice ceiling.

FITTED KITCHEN 17'3" x 9'8" (5.26m x 2.95m)

Range of high and low level units with contrasting worktops. Space for electric oven/hob. Space for fridge/freezer. Stainless steel sink unit with drainer and mixer taps. Tiled splashback. Tiled flooring. Recessed spotlights. Double doors leading to sunroom. Access to storage.

STORAGE 2'6" x 2'3" (0.76m x 0.69m)

UTILITY 10'11" x 5'10" (3.33m x 1.78m)

Range of high and low level units with contrasting worktops. Space for washing machine. Space for dryer. Stainless steel sink unit with drainer and mixer taps. Tiled floor. Tiled splashback. Mahogany stable style door with glazed inset leading to rear garden.

SNUG 11'3" x 10'3" (3.43m x 3.12m)

Laminate wood effect flooring. Cornice ceiling.

BEDROOM 1 10'10" x 14' (3.30m x 4.27m)

Laminate wood effect flooring.

BEDROOM 2 10'10" x 10' (3.30m x 3.05m)

Laminate wood effect flooring.

BEDROOM 3 7'11" x 9'4" (2.41m x 2.84m)

Laminate wood effect flooring.

STORAGE 2'8" x 3'6" (0.81m x 1.07m)

STORAGE 2'9" x 1'8" (0.84m x 0.51m)

Storage - 2'9" x 1'8"

LANDING 9' x 6'1" (2.74m x 1.85m)

Access to roofspace.

BATHROOM 6'1" x 5'5" (1.85m x 1.65m)

White suite comprising paneled bath with mixer taps and overhead electric shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Vinyl effect flooring.

SUNROOM 11'5" x 8' (3.48m x 2.44m)

Tiled flooring

GARAGE 11' x 5'10" (3.35m x 1.78m)

Light and power.

OUTSIDE

Enclosed rear private garden with laid in lawns bordered by mature shrubbery. Raised flower beds and paving.

Front driveway with paving.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.

Want us to complete a valuation on your property? Call 028 9343 8090



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81 plus) A		
(81-91) B			(61-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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