

Colin Graham Residential
Colin Graham Residential
319 Antrim Road
NEWTOWNABBEY
BT36 5DY
t: 02890 832832

email: office@colingrahamresidential.com

14 Carwood Park, Newtownabbey

Starting Bid: £159,950.00



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.

Key Features

Semi Detached Home
Three Well Proportioned Bedrooms
Lounge; Open Fire
Kitchen Through Dining Room
Bathroom; Three Piece Suite
Oil Heating; Double Glazing
Private Driveway
Matching Detached Garage
Low Maintenance Gardens
Convenient Location
EPC Rating D58 / D65

GROUND FLOOR

ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor.
Glass panelled French doors, leading to:

LOUNGE

4.19m x 4.17m (wps) (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

5.19m x 2.86m (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 paneled door to rear garden.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder.

BEDROOM 1

4.22m x 2.83m (13'10" x 9'3")

Wood laminate floor covering.

BEDROOM 2

2.88m x 2.87m (9'5" x 9'4")

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3

2.73m x 2.25m (wps) (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

5.06m x 3.53m (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

5.25m x 2.86m (17'2" x 9'4")

Up and over door. Separate service door. Power and light.

TO VIEW OR MAKE A BID Contact Colin Graham Residential or [iamsold](http://iamsold.com), www.iamsoldni.com

Auctioneer's 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](http://iamsold.com).

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

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

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase 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](http://iamsold.com) 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.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

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 or representation of fact, but must satisfy themselves by inspection, measurement 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. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

GROUND FLOOR

ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled French doors, leading to:

LOUNGE

4.19m x 4.17m (wps) (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

5.19m x 2.86m (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 paneled door to rear garden.

FIRST FLOOR

LANDING

Access to roof space via slingsby style ladder.

BEDROOM 1

4.22m x 2.83m (13'10" x 9'3")

Wood laminate floor covering.

BEDROOM 2

2.88m x 2.87m (9'5" x 9'4")

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3

2.73m x 2.25m (wps) (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

5.06m x 3.53m (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

5.25m x 2.86m (17'2" x 9'4")

Up and over door. Separate service door. Power and light.