



37 Carnbeg Green, County Antrim,
BT41 4RF

Asking Price: £239,950

 Reeds Rains

reedsrains.co.uk

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to offer for sale this attractive and extremely well presented detached home which is located in the ever popular Carnbeg development close to The Junction outlet and offering easy access to all surrounding areas. The property itself offers entrance hall with downstairs WC, lounge and fitted kitchen open to diner. Upstairs there are three bedrooms (master with ensuite) and a separate family bathroom with modern white suite. Other benefits include pvc double glazing and gas heating. Outside there is a tarmac driveway leading to detached garage and a fully enclosed garden to rear with paved patio and generous lawned area. Early viewing recommended !!

Entrance Hall

Welcoming entrance hall complete with laminate flooring.

Downstairs WC

Low flush WC and wash hand basin. Tiled splash back area.

Lounge

18'7" x 11'4" (5.66m x 3.45m)
Naturally bright and spacious lounge with large window aspect to the front. Wooden flooring and spotlights. Double upvc doors to rear garden.

Kitchen Open To:

11'6" x 9'4" (3.5m x 2.84m)
Excellent range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink with mixer tap. Electric oven and gas hob with stainless steel extractor fan overhead. Integrated appliances to include dishwasher and fridge freezer. Spotlights and wooden flooring. Upvc rear door to enclosed garden.

Casual Dining Space

11'6" x 9' (3.5m x 2.74m)

Ample casual dining space complete with wooden flooring. Open plan access to the fitted kitchen area. Front window aspect.

Stairs To First Floor Landing

Master Bedroom

15' x 11'4" (4.57m x 3.45m)

Double bedroom complete with carpeted flooring.

Ensuite Shower Room

Bespoke ensuite shower room complete with walk in shower cubicle with mains thermostatic shower. Sink with unit beneath and low flush WC. Chrome heated towel rail.

Bedroom Two

11'7" x 9'1" (3.53m x 2.77m)

Double bedroom complete with carpeted flooring.

Bedroom Three

11'7" x 9'1" (3.53m x 2.77m)

Double bedroom complete with carpeted flooring.

Modern Bathroom

Modern three piece bathroom suite comprising panel bath with front facing taps, low flush WC and sink with vanity unit beneath. Part tiled walls and splash back areas and tiled flooring. Chrome heated towel rail.

Enclosed Rear Garden

Stunning rear garden with generous lawned and paved patio that are ideal for hosting family and friends. Access to side of the garage.

Detached Garage

Quiet cul de sac location with parking to the front and also tarmac driveway to the side of the property leading to detached garage.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favisco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.