



12 Glen Corr Way, Newtownabbey,
BT36 5QY

**Offers in the region of:
£245,000**

 **Reeds Rains**

reedsrains.co.uk

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Council Tax Band:

EPC Rating: C

Viewing Strictly By Appointment!

Description

Reeds Rains present for sale this immaculate detached family home located in the ever popular Glen Corr development, Newtownabbey. This beautiful detached property comprises entrance hall with downstairs WC, spacious lounge, fitted kitchen and utility room to the ground floor. The first floor is complete with three good sized bedrooms (master with ensuite) and deluxe bathroom suite. Further features and benefits include gas heating and double glazing. Externally this home boasts landscaped gardens to the front, off street parking leading to enclosed rear garden with large shed. Early viewing recommended!

Entrance Hall

Tiled entrance hall.

Downstairs WC

Low flush WC, half pedestal wash hand basin, tiled splashback, ceramic tiled floor.

Lounge

14'5" x 12' (4.4m x 3.66m)

Naturally bright and spacious lounge with dual sash sliding window to the front/. Carpeted flooring.

Kitchen / Dnette

12' x 12' (3.66m x 3.66m)

Excellent range of high and low level high units with matching worktop surfaces, one and half bowl stainless steel sink unit, mixer tap., integrated fridge freezer and dishwasher. Built in oven and hob, stainless steel extractor fan and canopy, feature kickboard lighting, downlighters. Casual dining area with french doors to rear.

Utility Room

6'10" x 6'6" (2.08m x 1.98m)

Range of high and low level units, round edge work surfaces, single drainer stainless steel

sink unit, mixer taps, vegetable sink, gas fired boiler, plumbed for washing machine, ceramic tiled floor. Access to garden.

Stairs To First Floor Landing

Access to fully floored Roofspace with light. Access via slingsby ladder.

Master Bedroom

11'1" x 9'2" (3.38m x 2.8m)

Complete with carpeted flooring.

Ensuite Shower Room

Glazed shower cubicle with pvc panelling and thermostatically controlled shower, vanity unit sink, low flush wc, ceramic tiled floor, downlighters, extractor fan.

Bedroom Two

12'9" x 9'9" (3.89m x 2.97m)

Complete with carpeted flooring.

Bedroom Three

9'5" x 8'5" (2.87m x 2.57m)

Complete with carpeted flooring. Built in storage cupboard.

Modern Bathroom

Deluxe white suite comprising freestanding bath, vanity unit sink, low flush wc, wall tiling and ceramic tiled floor, recessed downlighters, extractor fan.

Externally

Off Street Parking

Tarmac driveway to the side - allowing ample off street parking.

Enclosed Rear Garden

Low maintenance rear garden with fully paved patio. Garden shed with electrical points and roller door.

Customer Due Diligence

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/ukxi/2017/692/c> ontents

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.

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For full EPC please contact the branch.

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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.