



5 Village Court, Newtownabbey,
County Antrim, BT36 6YL

**Offers In The Region of:
£149,950**

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Located in the heart of Carnmoney, this townhouse is sure to appeal to First Time Buyers looking to take their first steps onto the property ladder. The property itself comprises lounge, fitted kitchen with dining space, three bedrooms and modern bathroom. Further benefits include gas central heating and double glazing. Externally this well presented home offers private forecourt parking and a rear garden. We anticipate a high level of interest in this home and early viewing recommended!

Entrance Hall

Understair storage.

Lounge

14'6" x 10' (4.42m x 3.05m)

Bright lounge with large window aspect to the front of the property. Feature stone fire place and hearth with imitation fire.

Kitchen With Dining Space

17' x 11' (5.18m x 3.35m)

Range of high and low level units with matching worktop surfaces. Stainless steel drainer unit and sink. Built in oven and hob with stainless steel extractor fan overhead. Plumbed for kitchen appliances. Open plan to casual dining space with access to rear garden.

Stairs To First Floor Landing

Built in airing cupboard. Access to roofspace.

Bedroom One

14'6" x 10' (4.42m x 3.05m)

Window aspect to the front of the property allowing ample natural light.

Bedroom Two

11'4" x 10' (3.45m x 3.05m)

Bedroom Three

7'8" x 6'7" (2.34m x 2m)

Currently used as home office / study. Built on storage cupboard.

Bathroom

Modern three piece bathroom suite comprising wood paneled bath with mixer tap and shower head. Low flush WC and wash hand basin with vanity unit beneath. Stylish wall mounted radiator. Fully tiled walls.

Externally

Allocated Car Parking To Front

Allocated car parking for two cars.

Rear Garden

Garden to the rear complete with decorative paved patio. Right of way access for the row of Townhouses.

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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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.