




3 Woodford Park, Newtownabbey,
County Antrim, BT36 6TJ

Asking Price: £229,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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EPC Rating: D

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this spacious and adaptable detached bungalow. Located in the heart of Carnmoney. This well presented home comprises lounge, separate dining room and fitted kitchen. The ground floor is complete with utility room, downstairs bedroom and bathroom. The option of two ground floor bedrooms is also available. The upstairs offers two additional bedrooms. Externally this detached bungalow offers off street parking leading to detached garage and enclosed garden. Further features include gas heating, double glazing and upvc rainwater goods. Early viewing recommended.

Entrance Hall

Complete with laminate flooring. Built in storage cupboard.

Lounge

18' x 10'1" (5.49m x 3.07m)
Bright and spacious lounge with large window aspect to the front. Feature fireplace with open fire. Complete with laminate wooden flooring.

Kitchen With Dining Area

15' x 10'10" (4.57m x 3.3m)
Range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink with mixer tap. Built in oven with gas hob and stainless steel extractor fan overhead. LED kickboard lighting. Plumbed for kitchen appliances. Tiled flooring and tiled splashback areas.

Utility Area

6' x 4' (1.83m x 1.22m)
An ideal addition to the home and complete with units and stainless steel drainer and sink. Plumbing for kitchen appliances. Plumbed with gas boiler. Tiled flooring and tiled splashback areas.

Family Room

14' x 10'1" (4.27m x 3.07m)
Large window aspect to the front. Currently used as downstairs bedroom. Complete with carpeted flooring.

Donwstairs Bedroom One

12'1" x 10' (3.68m x 3.05m)
Spacious ground floor double bedroom.

Downstairs Bathroom Suite

Modern high end four piece bathroom suite comprising stand alone bath with bespoke front facing taps and shower attachment. Feature tiled splashback. Large walk in shower cubicle with mains shower, dual flush WC and sink with vanity unit beneath. Complete with wall mounted anthracite towel radiator. Complete with tiled walls and flooring.

Stairs To First Floor Landing

Built in eave storage with slider door access.

Bedroom Two

12' x 11'1" (3.66m x 3.38m)
Complete with carpeted flooring and views to rear garden.

Bedroom Three

11' x 8'1" (3.35m x 2.46m)
Complete with carpeted flooring. Velux window. Currently used as home office / study.

Externally

Off Street Parking Leading To:

Ample off street parking with pavia driveway leading to detached garage.

Detached Matching Garage

Remote controlled access with key fob. Electrical points. Side access to rear garden.

Enclosed Rear Garden

Generous and neat rear garden with patio and lawned areas.

Customer Due Diligence

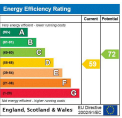
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As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations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

The Reeds Rains branches at 350 Upper Newtownards Road,



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.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)