



20 Carnvue Gardens,  
Newtownabbey, County Antrim,  
BT36 6NJ

**Offers in excess of: £185,000**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)



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Viewing Strictly By Appointment

Description

Reeds Rains present for sale this semi detached home located in a quiet Cul de Sac just off Prince Charles Way, Newtownabbey. This home comprises of lounge, open plan kitchen with dining area open to extended conservatory. The first floor offers three spacious bedrooms and modern family bathroom. Further benefits include oil fired central heating with smart controls and double glazing. Externally this home boasts off street parking, a detached garage and enclosed rear garden. Early viewing is recommended to avoid disappointment!!

Entrance Hall

Solid wooden flooring.

Lounge

13'4" x 10'4" (4.06m x 3.15m)  
Feature fireplace with multi fuel stove. Complete with solid flooring. Double glass panel doors to open plan kitchen and dining area.

Kitchen With Casual Dining

16'8" x 18'2" (5.08m x 5.54m)  
Range of high and low level high gloss units with matching worktop surfaces. Stainless steel drainer unit and sink. Recently installed touch point electric hob and built in oven with extractor fan overhead. Plumbed for kitchen appliances. Breakfast peninsula offering ample dining space. Tiled splashback areas. Slider larder cupboard. Open plan to casual dinette offering additional dining.

Conservatory

9'7" x 8'9" (2.92m x 2.67m)  
Located just off casual dining area. Upvc double doors to rear and side gardens.

Stairs To First Floor Landing

Bedroom One

10'3" x 9'1" (3.12m x 2.77m)  
Spacious double bedroom complete with range of mirrored slider robes.

Bedroom Two

8'7" x 9' (2.62m x 2.74m)  
Spacious double bedroom complete with laminate flooring. Range of mirrored slider robes. (Fixed Staircase access to roofspace)

Bedroom Three

8'5" x 7' (2.57m x 2.13m)  
Built in storage cupboard. Currently used as home office.

Stylish Bathroom Suite

Stylish bathroom suite comprising panel bath with electric shower overhead, white sink with vanity unit and low flush WC. Chrome heated towel rail . Upvc walls and ceiling with tiled effect laminate flooring.

Externally

Off Street Parking

Paviour driveway leading to:

Detached Garage

Rear Garden

Low maintenance corner site with decorative paved patio and artificial lawned area. Separate garden shed with electric points ideal for home office or teenagers den.

CUSTOMER DUE DILIGENCE  
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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

For full EPC please contact the branch.

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.