



39 Woodfield, Newtownabbey,
County Antrim, BT37 0ZH

Offers in excess of: £299,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this detached family home located just off the ever popular Jordanstown Road, Newtownabbey. The property itself comprises two reception rooms and a kitchen with casual dining space to the ground floor. Upstairs there are four bedrooms (master with ensuite) and family bathroom. Further features include oil fired central heating and double glazing. Number 39 boasts a superb site within the development and ample off street parking leading to an integral garage. Whilst requiring some modernisation this property is sure to be in demand and early viewing is recommended!

Entrance Hall

Built in understair storage cupboard.

Cloakroom

Downstairs cloakroom with pedestal wash hand basin and WC. Exposed solid wooden flooring.

Lounge

18'2" x 11'7" (5.54m x 3.53m)
Naturally bright and spacious entrance hall complete with large inglenook fireplace with stone finish and tiled hearth. Gas fire inset. Large bay window aspect to the front.

Formal Dining Room

13'2" x 9'3" (4.01m x 2.82m)
Formal dining room complete with carpeted flooring. Large window aspect to the rear.

Kitchen With Casual Family Area

19' x 13'2" (5.8m x 4.01m)
Range of high and low level units with matching granite worktop surfaces. Recessed sink with mixer tap. Integrated dishwasher and space for range electric cooker with concealed extractor fan overhead. Plumbed for kitchen appliances. Open to family area with sliding doors to rear garden. Tiled flooring and tiled

splashback areas. Recessed spotlights.

Stairs To First Floor Landing

Master Bedroom

18'9" x 11'7" (5.72m x 3.53m)
Complete with solid wooden flooring.

Ensuite Shower Room

Walk in shower cubicle with mains thermostatic shower, Dual flush WC and sink with vanity unit beneath.

Bedroom Two

14'1" x 10'4" (4.3m x 3.15m)
Complete with solid wooden flooring.

Bedroom Three

13'8" x 11' (4.17m x 3.35m)

Bedroom Four

10' x 9'6" (3.05m x 2.9m)

Family Bathroom

Three piece suite comprising panel bath, wash hand basin and WC.

Externally

Off Street Parking Leading To:

Ample off street parking with space for multiple vehicles leading to integral garage.

Integral Garage

Roller door. Electric points and plumbed for kitchen appliances. Side door access to the garden.

Surrounding Gardens

Superb site with lawned gardens to front side and rear. Large paved patio area ideal for family hosting.

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.