McMillan McClure

Always Moving









31 The Cairn, Newtownabbey, County Antrim, BT36 6YF

Offers Over £395,000

- Red brick detached bungalow in highly regarded area
- 2 Reception rooms
- Lounge with bay window
- Gas fired central heating
- Cul de sac
- 4 Bedrooms (2 ensuite shower rooms plus dressing room)
- Modern fitted kitchen with casual dining area/family room
- Modern white bathroom suite
- Double glazing in uPVC frames
- Large detached garage

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Rarely coming to the market, this impressive red brick detached bungalow occupies a highly regarded cul-de-sac, offering the perfect blend of convenience and a peaceful, semi-rural feel. Spacious and versatile throughout, the accommodation comprises four well-proportioned bedrooms, including two en-suites and a dressing room, two reception rooms, and a modern fitted kitchen with a casual dining area/family room. The lounge enjoys an attractive bay window, while a contemporary white bathroom suite completes the internal accommodation. Further benefits include gas-fired central heating, uPVC double glazing and a large detached garage. Offering excellent potential for future enhancement, the property may also lend itself to a roofspace conversion, subject to the necessary consents, making this a rare and exciting opportunity.

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Council Tax Band: Northern Ireland







Reception Hall
Ceramic tiled flooring, linen cupboard with radiator, cloakroom, uPVC front door

Lounge
18'11 x 15'8 (into bay)
Solid wood flooring, feature fireplace, piped for gas fire

Family Room/ Dining
11'6 x 10'1
Solid wood flooring, open plan to:

Kitchen:
15'11 x 10'0
Modern fitted kitchen with range of high and low level units, granite worksurfaces,
stainless steel sink unit with mixer tap and vegetable sink, built in Neff hob, built in Smeg oven, stainless steel extractor fan, built in dishwasher, built in seating area, ceramic tiled flooring

Utility Room
10'0 x 5'9
Range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, Feroli gas boiler, space for tumble dryer, ceramic tiled flooring, uPVC door to side

Bedroom (1)
15'10 x 10'1
Solid wood flooring

Dressing Room
11'11 x 8'1
Solid wood flooring

Ensuite
Low flush W/C, wall hung wash hand basin, corner glazed shower unit with controlled shower, uPVC panelling, ceramic tiled flooring, extractor fan

Bedroom (2)
10'2 x 10'1
Laminate wood flooring

Ensuite
Low flush W/C, pedestal wash hand basin, corner glazed shower unit, controlled shower, tiling, extractor fan, ceramic tiled flooring

Bedroom (3)
10'2 x 8'11

Bedroom(4)/ Dining Room
12'3 x 9'2
Laminate wood flooring

Bathroom
Luxury white bathroom suite, low flush W/C, wall hung vanity unit with mixer tap, panelled bath with mixer tap, large shower unit with rain shower, extractor fan

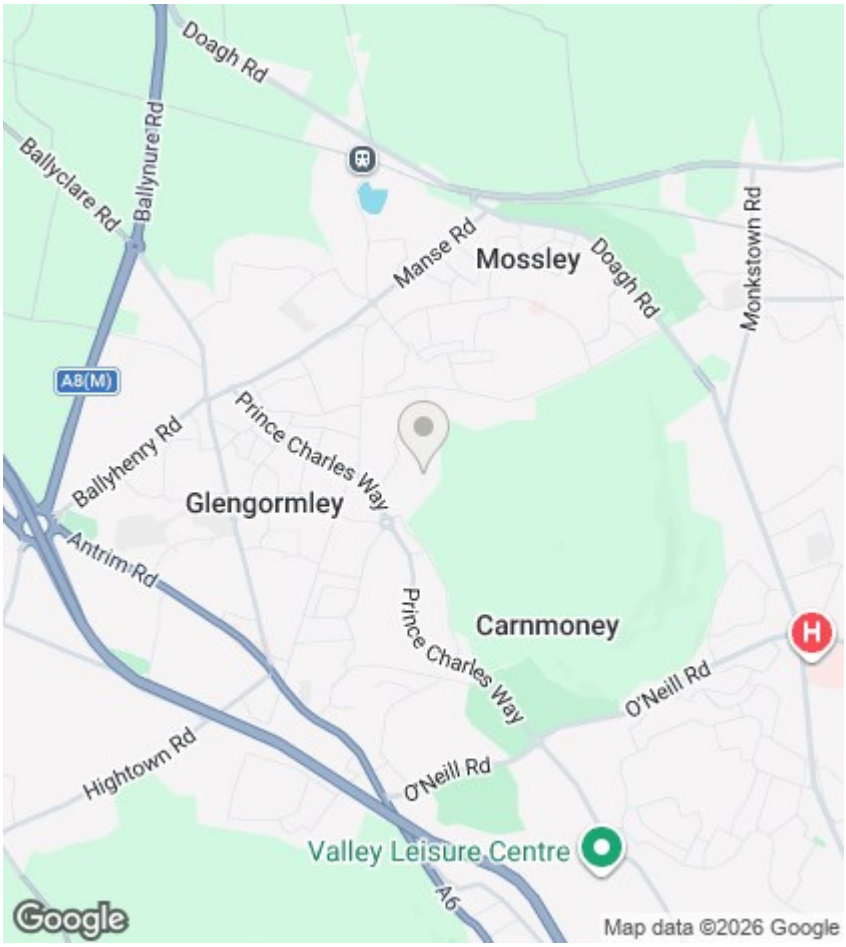
Roofspace
Velux window

Outside
Front in lawn, plants and shrubs
Side in paved driveway with generous car parking
Rear in lawn, mature plants and shrubs, patio area, open aspect to the rear

Large Detached Garage
17'6 x 15'8
Electric door, access to roofspace

Disclaimer/ Additional Information
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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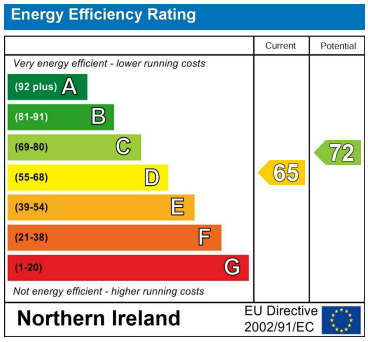
Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D





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