



104 Tudor Park, Newtownabbey,
County Antrim, BT36 4WL

Asking Price: £225,000

 **Reeds Rains**

reedsrains.co.uk

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Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this detached family home located in this quiet cul de sac location in Mallusk, Newtownabbey. This property is quite adaptable and can offer many different layouts for the next purchaser. The current owners present lounge, kitchen with dining space, formal dining / family area and downstairs bedroom and recently installed downstairs shower room. The first floor is complete with two additional bedrooms. Further features include oil fired central heating and double glazing. Externally this home offers rear garden and detached garage. Early viewing is recommended to avoid disappointment.

Entrance Hall

Welcoming entrance hall complete with tiled flooring. Exposed staircase leading to first floor. Intruder alarm.

Lounge

17'1" x 11' (5.2m x 3.35m)
Naturally bright and spacious lounge complete with feature fireplace with marble hearth and inset and solid mahogany surround. Large window aspect to the front of the property.

Kitchen With Casual Dining Space

17'4" x 11' (5.28m x 3.35m)
Excellent range of high and low level units with matching worktop surfaces. Stainless steel drainer unit and sink with chrome mixer tap. Built in twin integrated oven. Electric hob with concealed extractor fan overhead. Plumbed for kitchen appliances. Ample casual dining space. Tiled splashback and tiled flooring. Upvc door to rear garden.

Dining / Family Room

10' x 9'10" (3.05m x 3m)
Additional reception room complete with solid wooden flooring. Sliding door access to rear garden.

Downstairs Bedroom One

10'10" x 10' (3.3m x 3.05m)
Downstairs bedroom complete with laminate flooring. Large window aspect to the front of the home.

Downstairs Shower Room

Recently installed and stylish shower suite comprising large walk in shower cubicle with mains thermostatic shower, wall mounted sink with vanity unit beneath. Floating WC with push button mechanism. Wired LED mirror. Large chrome heated towel rail. Fully tiled floor and walls.

Stairs To First Floor Landing

Bedroom Two

15'5" x 11' (4.7m x 3.35m)
Spacious double bedroom complete with mirrored slider robes. Finished with laminate flooring.

Bedroom Three

12'9" x 10'3" (3.89m x 3.12m)
Spacious double bedroom complete with laminate flooring.

Externally

Enclosed Rear Garden

Generous garden with lawned area and extensive paved patio also. Ideal for hosting family and friends.

Detached Matching Garage

Tarmac driveway with ample off street parking leading to detached garage. Up and Over door. Electrical points. Side access from rear garden.

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/uk/si/2017/692/c/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.

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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.