


26 Cashelton Manor,  
Newtownabbey, County Antrim,  
BT36 7FN

**Offers in the region of:  
£259,950**

 **Reeds Rains**

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



Cashelton Manor, Newtownabbey, County Antrim, BT36 7  
Offers in the region of: £259,950

EPC RatiFNng: B

Viewing Strictly By Appointment!!

Description

Reeds Rains are delighted to present for sale this immaculate semi detached home located in the ever popular Cashelton Manor, Newtownabbey. This extended semi detached property comprises entrance hall with downstairs WC, spacious lounge, open plan kitchen with dining space and additional sunroom. The first floor is complete with three spacious bedrooms (master with ensuite) and stylish bathroom. Further features include upvc double glazing, upvc rainwater goods and gas central heating. Number 26 Cashelton Manor holds a prime corner site with ample off street parking and superb rear garden. Homes in the area are in huge demand and early viewing is recommended to avoid disappointment!!!

Entrance Hall

Complete with high gloss porcelain tiled flooring. Addition under stairs storage cupboard. Intruder Alarm

Downstairs Cloakroom

Two piece suite comprising wash hand basin and WC. Tiled flooring and tiled splashback areas.

Lounge

13'7" x 11'7" (4.14m x 3.53m)  
Naturally bright and spacious lounge complete with carpeted flooring. Cast iron wood burning stove on tiled hearth with stylish slate Inglenook fireplace.

Kitchen with Dining Area

18'5" x 12'1" (5.61m x 3.68m)  
Modern fitted kitchen with range of high and low level units and matching worktop surfaces. Stainless steel sink with mixer tap. Built in gas hob with stainless steel extractor hood over. Built in electric oven. Integrated appliances to include fridge freezer, dishwasher and washing machine. Understair storage

cupboard. Tiled splashback areas. Porcelain tiled floor. Low voltage spotlights. Ample casual dining space and double doors leading to sunroom.

Sunroom

11'5" x 9'6" (3.48m x 2.9m)  
Located just off the kitchen diner and offering great views to rear garden. Complete with tiled flooring. Double upvc doors to rear garden.

Stairs To First Floor Landing

Master Bedroom

12'4" x 10'4" (3.76m x 3.15m)  
Spacious double bedroom complete with carpeted flooring.

Ensuite Shower Room

Contemporary three piece suite comprising fully tiled shower enclosure, wash hand basin with unit beneath and WC. Thermostatic controlled mains shower. Tiled flooring.

Bedroom Two

12'2" x 9' (3.7m x 2.74m)  
Spacious double bedroom complete with carpeted flooring.

Bedroom Three

12'6" x 8'6" (3.8m x 2.6m)  
Spacious double bedroom complete with carpeted flooring. Built in storage cupboard.

Stylish Bathroom Suite

White three piece suite comprising stand alone bath, wash hand basin with vanity unit and WC. Tiling to walls. Chrome towel radiator. Tiled floor. LED mirror.

Externally

Off Street Parking

Tarmac driveway to the front off the property allowing for multiple car parking.

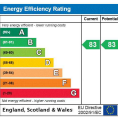
Enclosed Rear Garden

Generous rear garden with extensive lawned area. Paved patio also.

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/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.



For full EPC please contact the branch.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.