


54 Bernice Road, Newtownabbey,
County Antrim, BT36 4QZ

Asking Price: £365,000

 **Reeds Rains**

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Bernice Road, Newtownabbey, County Antrim, BT36

Asking Price: £365,000 To be advised

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains are delighted to present for sale this deceptive detached bungalow located on the popular Bernice Road. This adaptable accommodation may offer a variety of layouts and the current occupiers have fully modernised this home but still retained its quirky and original farm yard feel. The property itself comprises entrance hall spacious lounge with sunroom, fitted kitchen and utility, welcoming family / dining area, three bedrooms (master with ensuite) and stylish modern bathroom. Further features include a recently installed warm flow system, ofch and double glazed throughout. Number 54 Bernice Road boasts superb gardens to front, side and rear and off street parking leading to double car port.

****THE SALE INCLUDES A LARGE PADDOCK TO THE REAR OF THE GARDEN – TOTAL PROPERTY FOOTPRINT IS APPROX 1.5 ACRES****

Entrance Hall

Utility Room

7'5" x 6'5" (2.26m x 1.96m)

Range of high and low level units with worktop surfaces. Stainless steel drainer unit and sink. Plumbed for kitchen appliances. Tiled flooring.

Kitchen Dinette

18'7" x 10'4" (5.66m x 3.15m)

Excellent range of high and low level units with complimentary Granite worktop surfaces housing recessed stainless steel sink with chrome mixer tap. Piped for 5 Ring gas/electric range cooker with granite splashback and stainless steel extractor fan overhead. Integrated appliances to include fridge freezer and dishwasher. Tiled flooring and granite upstands. Recessed spotlights. Ample casual dining space. Access to rear hallway.

Rear Hallway

Built in storage cupboard. Tiled flooring and upvc double glazed door leading to side garden.

Bedroom One

13'5" x 10'9" (4.1m x 3.28m)

Spacious double bedroom complete with laminate flooring. Window to front/side garden. Access to roof space

Ensuite Shower Room

Modern three piece suite comprising large walk in shower with mains thermostatic shower, dual flush WC and wash hand basin and vanity unit. Large chrome heated towel rail. Tiled flooring and tiled splashback areas.

Spacious Family / Dining Area

26'2" x 13'3" (7.98m x 4.04m)

Located just off the main entrance hall and offering a spacious and welcoming area with the potential for many internal uses. Ideal hosting / dining area. Complete with laminate flooring. Built in storage cupboard. Access to roofspace.

Formal Lounge

18'5" x 10'5" (5.61m x 3.18m)

Naturally bright and spacious lounge complete with large inglenook fireplace with multi fuel stove. Large 1front and side windows offering ample natural light. Complete with laminate flooring. Upvc double door access to:

Sunroom

12'9" x 11'7" (3.89m x 3.53m)

Offering panoramic views of rear garden. Vaulted ceiling with spotlights. Tiled flooring and double upvc door access to rear patio and garden.

Bedroom Two

15'8" x 9'1" (4.78m x 2.77m)

Double bedroom complete with laminate flooring. Large side and rear windows offering

ample natural light. Currently used as home office and study.

Bedroom Three

13'5" x 12'10" (4.1m x 3.9m)

Double bedroom complete with laminate flooring. Large rear window offering view to rear garden.

Bathroom

Stylish and modern four piece bathroom suite featuring stand alone roll top bath with bespoke taps with telephone mixer tap attachment. Walk in shower cubicle with electric shower, WC and white pedestal wash hand basin. Tiled flooring and tiled splashback areas.

Externally

Gated entrance and tarmac driveway leading to double car port.

Stunning Landscaped Gardens

For full EPC please contact the branch.

Large patio area to the rear and extensive superb gardens to the side and rear laid in lawn and surrounded with various bushes and shrubbery.

Various Outhouses And Donkey Shed

Rear Paddock With Potential For Development

Approx an acre of agricultural land that may offer potential redevelopment opportunities in the future.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and