


34 The Brackens, Newtownabbey,
County Antrim, BT36 6SH

Asking Price: £309,950

 **Reeds Rains**

reedsrains.co.uk

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Viewing Strictly By Appointment!

Description

Reeds Rains present for sale this deceptively spacious detached family home located in the heart of Carnmoney. This adaptable accommodation offers three reception rooms, kitchen and utility room and downstairs shower room. The first floor is complete with three bedrooms (master with ensuite) and family bathroom. Externally this home boasts superb surrounding gardens and a detached garage. Whilst requiring some internal modernisation we anticipate a high level of interest in this home and early viewing is essential!

Entrance Hall

Welcoming entrance hall complete with solid wood strip flooring. Solid open plan mahogany staircase leading to first floor. Built in understairs storage cupboard.

Formal Lounge

15'6" x 12' (4.72m x 3.66m)

Formal lounge complete with gas fire recessed in cast iron inset. Bay window aspect to the front.

Family Room Open To:

19'5" x 11'4" (5.92m x 3.45m)

Naturally bright and spacious family room open plan to:

Formal Dining Area

11'3" x 11'2" (3.43m x 3.4m)

Formal dining space complete with wooden floor. Access to kitchen area and double door access to rear garden.

Fitted Kitchen

11'3" x 17' (3.43m x 5.18m)

Range of high and low solid wooden units with complimentary granite worktops and upstands. Recessed sink with mixer tap. Piped for Range cooker with brick inglenook surround. Breakfast island complete with granite worktop. Access to patio area via sliding

doors.

Utility Room

7'8" x 7'7" (2.34m x 2.3m)

Located just off the kitchen and plumbed for kitchen appliances and single stainless steel drainer unit. Access to rear garden.

Downstairs Shower Room

Located just off the main utility room this downstairs shower room is complete with electric shower, wash hand basin and WC.

Stairs To First Floor Landing

Master Bedroom

11'5" x 11' (3.48m x 3.35m)

Spacious double bedroom with fitted furniture leading to open plan dressing area.

Open Plan Dressing Area

7'9" x 7'8" (2.36m x 2.34m)

Ideal study / home office space if also desired. Complete with wooden flooring.

Ensuite Shower Room

Mains shower and complete with wash hand basin and WC. Part tiled walls and laminate flooring.

Bedroom Two

15'5" x 11'4" (4.7m x 3.45m)

Spacious double bedroom overlooking the front of the property.

Bedroom Three

11'5" x 11'3" (3.48m x 3.43m)

Spacious double bedroom overlooking the rear of the property.

Bathroom Suite

A contemporary bathroom suite comprising pedestal wash hand basin, WC, bidet and stand alone roll top bath. Feature towel radiator. Complete with mosaic tiled flooring and part tiled walls.

Externally

Paviour Driveway Leading To:

Ample off street car parking to the front and side of the property and leading to matching detached garage.

Detached Garage

Up and over door. Electrical points. Side access to rear garden. Oil Fired Boiler.

Surrounding Gardens

Number 34 The Brackens holds a prime site offering off street parking, paved patio areas, lawned and decked features also to the rear and surrounded with various bushes and shrubbery.

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

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.