

101 Circular Road, Newtownabbey,
County Antrim, BT37 0RD

Asking Price: £430,000

 **Reeds Rains**

reedsrains.co.uk

Circular Road, Newtownabbey, County Antrim, BT37

Asking Price: £430,000 To be advised

Council Tax Band:

EPC Rating: E

Viewing Strictly By Appointment!!

Description

Reeds Rains are delighted to present for sale this detached period built home on the much sought after Circular Road, Jordanstown. This family home offers a wealth of internal and external space. Comprising formal lounge, dining and family rooms with an additional conservatory. The ground floor is complete with spacious kitchen and dining area. Upstairs there are four good sized bedrooms and bathroom. Further benefits include oil fired central heating, double glazing and upvc soffits and fascia. Externally this home offers off street parking, detached garages and landscaped gardens to front and rear. Whilst requiring a degree of modernisation we anticipate a high level of interest in this home and viewing is recommended at its earliest.

Entrance Hall

Entrance Hall with leading to internal hallway.

Downstairs WC

Complete with WC and wash hand basin. Finished with wood panelling throughout.

Formal Lounge

18'10" x 13'4" (5.74m x 4.06m)

Naturally bright and spacious formal lounge complete with dual window aspects to both the front and side of the property. Gas fire inset with marble hearth.

Formal Dining Room

12'4" x 11'10" (3.76m x 3.6m)

Additional formal reception room offering ample dining space. Large bay window aspect to the side of the property. Cornice ceiling.

Family Room

17'1" x 10' (5.2m x 3.05m)

Family room with feature gas fire and cast iron fireplace with tiled hearth. Cornice ceiling. Sliding upvc doors to:

Conservatory

12' x 10'2" (3.66m x 3.1m)

Offering fantastic outlook to the rear garden and complete with tiled flooring. Upvc double doors to the rear patio and garden.

Kitchen With Dining Space

17'1" x 13'8" (5.2m x 4.17m)

Spacious fitted kitchen with an extensive range of high and low level units with matching worktop surfaces. One and half bowl drainer unit and sink with mixer tap. Recessed electric hob with concealed extractor fan overhead. Built in twin ovens. Integrated appliances to include fridge freezer and dishwasher. Ample casual dining space. Tiled splashback areas and tiled flooring. Recessed spotlights and exposed feature ceiling beams. Upvc stable style door access to the side of the property.

Stairs To First Floor Landing

Master Bedroom

13'10" x 11'3" (4.22m x 3.43m)

Spacious double bedroom and finished with range of fitted robes.

Bedroom Two

10'3" x 10'3" (3.12m x 3.12m)

Spacious double bedroom and finished with range of fitted robes. Complete with laminate flooring and views towards Knockagh monument.

Bedroom Three

13'3" x 10'1" (4.04m x 3.07m)

Spacious double bedroom and complete with laminate flooring.

Bedroom Four

11' x 10'5" (3.35m x 3.18m)

Currently used as home office. Complete with laminate flooring. Views of Belfast Lough.

Bathroom

Four piece bathroom suite complete with panel bath, WC, wash hand basin and walk in

shower cubicle. Finished with wood panelling throughout.

Externally

Tarmac Driveway Leading To:

Ample off street car parking to the front and side of the property.

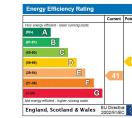
Double Detached Garages

Surrounding Landscaped Gardens

Number 101 Circular Road, Corran, holds a prime site and offers an extensive range of lawns and patio / hosting areas throughout. Surrounded with various trees and shrubbery.

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



For full EPC please contact the branch.

(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.

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 Carrmoney 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 Favco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.