



## 1 Waverley Grove, Newtownabbey, BT36 6RY

- Extended, Detached Bungalow
- Conservatory
- Shower Room; White Suite
- Private Driveway
- Generous Gardens Front, Side and Rear

- Three Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £219,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Access to cloakroom, hot press and roof space.

#### LOUNGE 19'5" x 12'2" (wps)

Dual aspect windows. Feature window to side elevation. Tiled, focal point fireplace with tiled hearth.

#### FAMILY ROOM / DINING ROOM 13'6" x 7'10" (wps)

Wood laminate floor covering. Open arch through to:

#### CONSERVATORY 10'4" x 7'10"

In PVC double glazed frame with matching French doors to garden. Tiled floor.





## KITCHEN 10'11" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and grill. Integrated fridge and separate freezer. Plumbed and space for dishwasher. Built in wine rack. Fully tiled walls. Wood laminate floor covering. PVC double glazed external door.

## BEDROOM 1 11'3" x 10'4" (plus recess)

Fitted wardrobes and storage units. Wood laminate floor covering.

## BEDROOM 2 12'4" x 10'0"

Fitted wardrobes and storage units. Wood laminate floor covering.

## BEDROOM 3 11'4" x 6'5"

Built in wardrobes. Wood laminate floor covering.

## SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Tile effect panelling to walls. Tile effect flooring.

## EXTERNAL

Front and side gardens finished in lawn and range of mature plants, trees, shrubbery, brick pavior paths and patio area. Flagged entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

Utility store with power and plumbed for automatic washing machine.

Generous sized private driveway area finished in brick pavior.

## MATCHING DETACHED SINGLE GARAGE 18'0" x 9'0"

Power operated, roller, shutter door. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Extended, three bedroom / two+ reception, detached bungalow with conservatory and garage, occupying a prime, corner site within the Waverley area of Carnmoney, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, conservatory, modern fitted kitchen, three bedrooms, and deluxe shower room, with white, three piece suite.**

**Externally, the property enjoys private driveway, matching detached garage, and generous gardens to front, side and rear.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements