

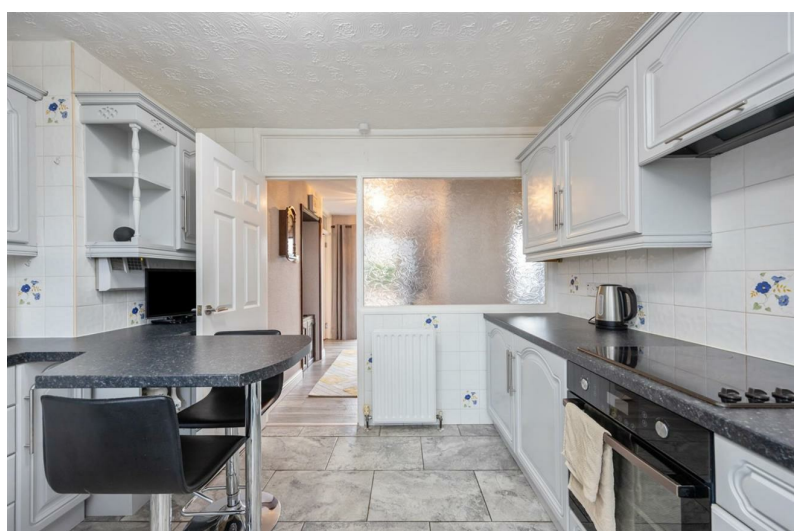


## 3 Woodford Gardens, Newtownabbey, BT36 6UB

- Spacious Detached Bungalow
- Lounge Through Dining Room
- Deluxe Fully Tiled Shower Room
- Generous Sized Driveway
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £219,950

EPC Rating D



3 Woodford Gardens, Newtownabbey, BT36 6UB



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite double glazed front door with PVC double glazed side screens. Tiled floor. Access to roof space.

#### LOUNGE THROUGH DINING ROOM 22'8" x 11'6" (wps)

Focal point fireplace. Picture window to front elevation. Exposed brick feature wall. PVC double glazed sliding patio door to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA** **10'11" x 9'10" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Matching breakfast bar unit. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven and fridge. Plumbed and space for washing machine and dishwasher. Glass fronted display cabinet. Fully tiled walls. Tiled floor. PVC double glazed door to rear garden.

## **BEDROOM 1 11'10" x 11'0" (wps)**

Fitted wardrobes in sliding doors.

## **BEDROOM 2 12'3" x 11'0" (wps)**

Twin sets of fitted wardrobes in sliding doors.

## **BEDROOM 3 9'0" x 8'8"**

## **DELUXE FULLY TILED SHOWER ROOM**

Contemporary white three piece suite comprising panelled over sized shower enclosure, floating vanity unit and WC. Power shower. Chrome towel radiator. Shelved store with gas fired central heating boiler.

## **EXTERNAL**

Double gates leading to generous sized private driveway finished in brick pavior.

Front garden finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area, brick paviour and stone.

Outside tap.

## **DETACHED GARAGE 18'9" x 9'8" (aprrrox)**

Up and over door. Separate double glazed service door. Power and light.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.





Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Well presented, spacious, detached bungalow with matching detached garage, situated within the Woodford area of Carnmoney, Newtownabbey.**

**The property comprises entrance hall, lounge through dining room, kitchen with informal dining area, three well-proportioned bedrooms, and deluxe, fully tiled shower room, with contemporary, white, three piece suite.**


**Externally, the property enjoys generous sized private driveway, finished in brick pavior, matching detached garage, and gardens front and rear, finished in lawn and range of patio areas.**

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

**Early viewing highly recommended to avoid disappointment.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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

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