



8 WAVERLEY AVENUE

Carnmoney Road
Newtownabbey BT36

- Semi Bungalow
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Luxury White Bathroom
- PVC Double Glazing & Gas
- Detached Garage
- Popular Location

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

Offers Around £169,950

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Carnmoney Road, Newtownabbey, BT36 6RS



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, access to roofspace with gas boiler

LOUNGE

13'9" x 11'9" (4.19m" x 3.58m")
Radiator

KITCHEN

11'8" x 7'7" (3.56m" x 2.31m")
Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in double oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for dishwasher, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed back door

BEDROOM 1

11'10" x 11'3" (3.61m" x 3.43m")
Wood laminate flooring, radiator

BEDROOM 2

11'10" x 11'4" (3.61m" x 3.45m")
Wood laminate flooring, radiator

BEDROOM 3

8'7" x 6'5" at widest (2.62m" x 1.96m" at widest)
Radiator

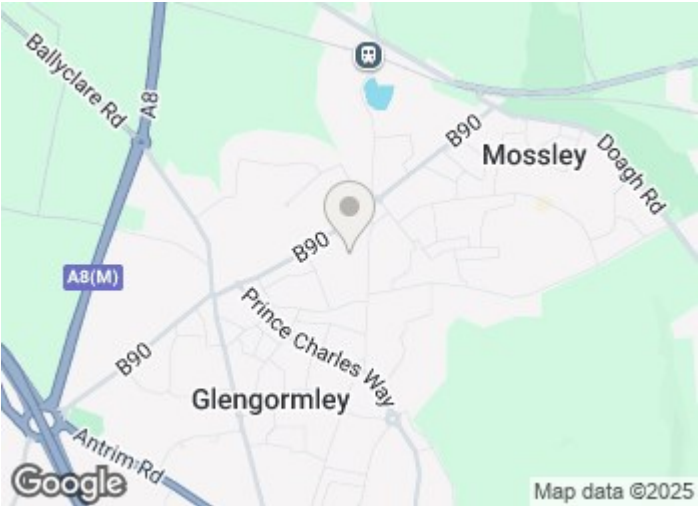
BATHROOM

Luxury white suite comprising panelled bath, thermostatic shower above, screen, vanity unit, low flush wc, partly tiled wals, tiled floor, chrome heated towel radiator

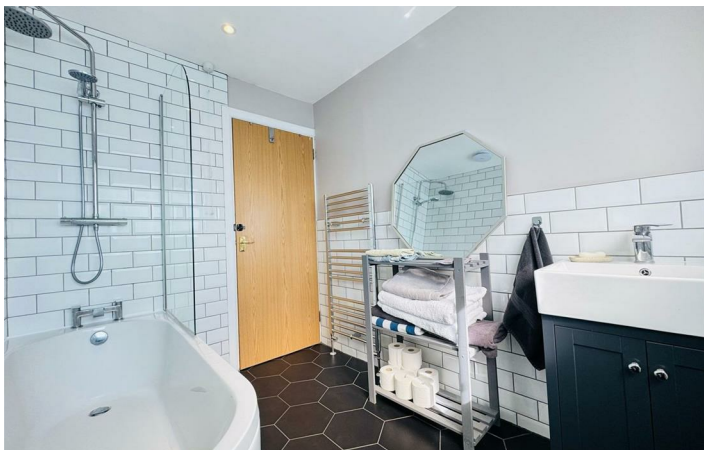
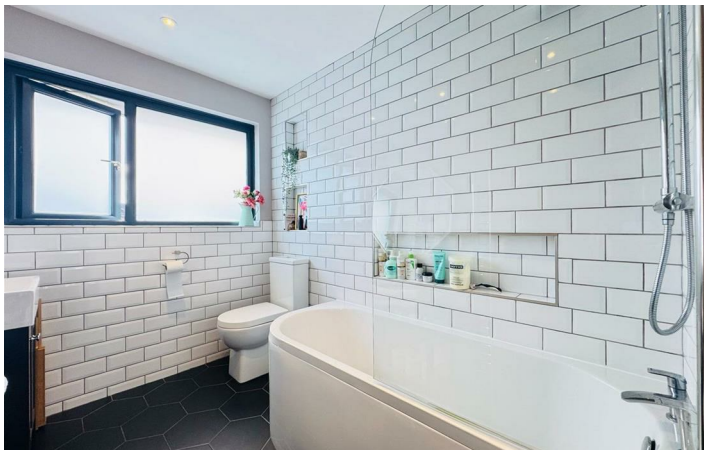
OUTSIDE

Tarmac driveway leading to a detached garage, roller shutter door currently subdivided into two rooms:

Room 1: 10'5" x 6'4" utility area, low level cupboards, worktops, plumbed for washing machine, tumble dryer space, tiled floor, pvc double glazed door to garden
Room 2: 15'5" x 10'6" Suitable for various uses i.e playroom/office/gym or entertaining, plaster boarded walls, light & power, pvc double glazed double doors to garage
Garden to front
Garden to rear in lawn with paved patio area



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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