



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Around £169,950**

# 8 Waverley Avenue

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

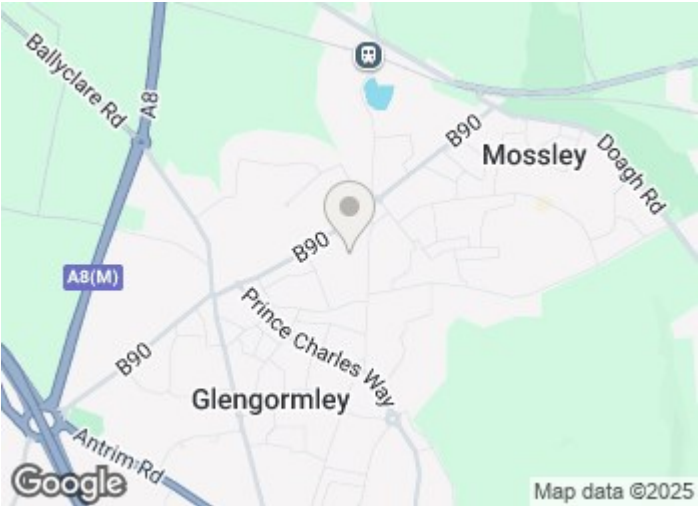
BATHROOM

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

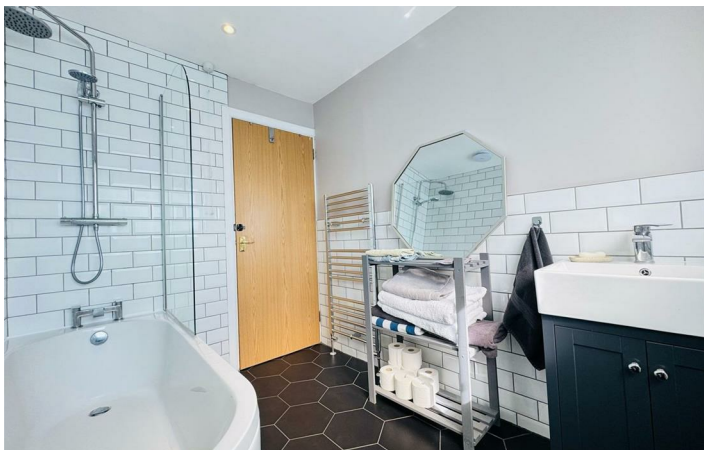
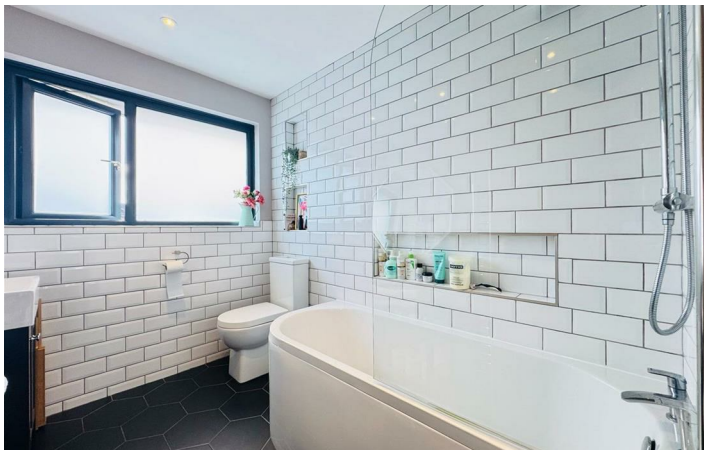
Tarmac driveway leading to a detached garage, roller shutter door currently subdivided into two rooms:

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

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