



12 Woodford Park East, Newtownabbey, BT36 6TP

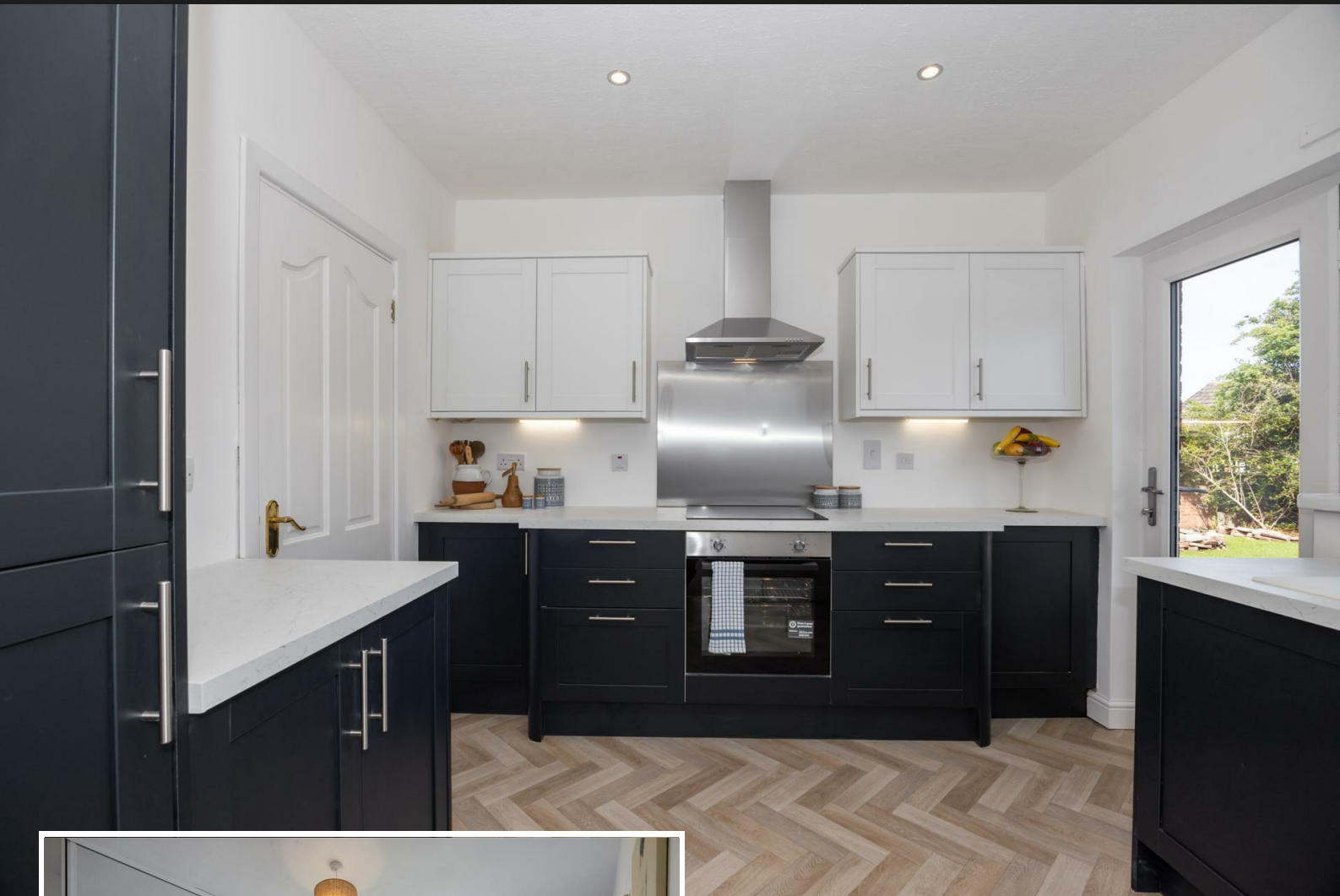
- Newly Refurbished, Spacious Bungalow
- Luxury Fitted Kitchen
- Oil Heating
- Private Driveway
- Large Corner Plot
- Three Bedroom; Two Reception
- Deluxe Bathroom
- PVC Double Glazing
- Matching Detached Garage
- Convenient, Well Sought After Location

Offers Over £239,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen.  
Access to cloakroom. Access to partially floored roof space.

#### LOUNGE 15'4" x 10'5"

Focal point fireplace. Picture window to front elevation. Open through to:

#### DINING ROOM 10'11" x 8'10"

Picture window to side elevation.





## KITCHEN 9'11" x 9'8"

Luxury fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and washing machine. Splashback tiling to sink. PVC double glazed door to rear garden.

## BEDROOM 1 14'0" x 10'0"

Picture window to front elevation.

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

Fitted wardrobes in mirror panelled, sliding doors. Picture window to rear elevation.

## BEDROOM 3 10'0" x 6'8"

## DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Access to shelved hot press.

## EXTERNAL

Double gates leading to private driveway area, finished in concrete.

Large, front and side garden finished mainly in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, paved patio area, rockery, decorative stone and range of trees.

Outside tap.

PVC oil storage tank.

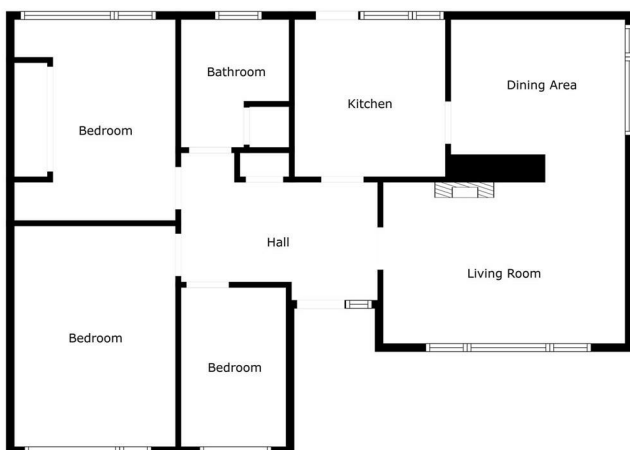
## LARGE MATCHING DETACHED GARAGE

### 20'0" x 10'1"

PVC coated, roller, shutter door. Separate service door to rear. Power, light and oil fired central heating boiler.

## 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.



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



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*Immaculately presented and recently renovated, spacious, three bedroom/two reception, detached bungalow, occupying a large corner site, within the popular Woodford area of Carmoney, Newtownabbey.*

*The property comprises generous entrance hall leading to lounge, dining room, separate, luxury fitted kitchen, three well-proportioned bedrooms, and deluxe bathroom with contemporary, white, three piece suite.*

*Externally, the property enjoys private driveway area finished in concrete, matching detached garage, and gardens front, side and rear, finished mainly in lawn and paved patio area.*

*Other attributes include oil heating, newly installed double glazing throughout, including front and rear doors, brand new integrated kitchen appliances (oven, hob, cooker hood, integrated 50/50 fridge freezer, and washing machine), new carpet and floor coverings throughout, new vertical blinds throughout, 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	64
(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

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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