

14 Wynnland Avenue, Newtownabbey, BT36 6SA



- Detached Bungalow
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen with Dining Aspect
- Wetroom Shower
- Detached Garage with Lights and Power
- Neat Well Maintained Lawn to Front/Driveway to Side
- Private Enclosed Garden to Rear
- PVC Double Glazing/Oil Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £219,950

Position in a popular convenient location, close to a host of local amenities this attractive 3 bedroom detached bungalow will ideally suit a wide range of buyer.

Internally, the property enjoys a spacious lounge, a modern shaker style fitted kitchen with dining aspect, and a modern shower room. Externally there is a large private paved driveway to side for off street parking and a private enclosed garden to rear with a matching detached garage. Early viewing is highly recommended.

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ACCOMMODATION

ENTRANCE PORCH

Hard wood front door with glazed inset and matching side screen into entrance porch with tiled flooring.

ENTRANCE HALL

PVC Double glazed front door with matching side screen into spacious well presented entrance hall with quality laminate flooring. Built in storage cupboards.

SPACIOUS LOUNGE 13'9" x 13'1"

Attractive feature granite fireplace with inset electric fire. Quality laminate flooring. Picture style window to front.



MODERN FITTED KITCHEN WITH DINING ASPECT 18'8" x 7'2"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven, separate four ring electric hob with an overhead extractor fan in stainless steel chimney and glass hood. Plumbed for washing machine. Hot press storage cupboard. Quality laminate flooring. Ample space for dining. PVC Double glazed door to rear garden.



BEDROOM 1 11'9" x 10'2"

Quality laminate flooring.

BEDROOM 2 10'2" x 9'6"

Quality laminate flooring. PVC double glazed French doors to rear patio.

BEDROOM 3 8'6" x 6'6"

Built in wardrobe.



SHOWER WETROOM

Comprising accessible shower cubicle with electric shower unit, vanity with wash hand basin and a button flush WC. PVC panelled walls and ceiling.



OUTSIDE

Neat well maintained lawn to front, stocked with mature shrubs and screened by hedgerow. Paved driveway to side, with ample space for a variety of vehicles, leading to detached garage.

Private enclosed garden to rear, laid in lawn with paved patio areas and walkways. Screened by mature hedgerow.

DETACHED GARAGE 17'0" x 8'2"

Equipped with electric roller shutter door. Lights and power.



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

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

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