



7 Waverley Drive, Newtownabbey, BT36 6RX

- Extended, Detached Bungalow
- Sun Lounge
- Wet Room Style Shower Room
- Private Driveway
- Gardens Front and Rear
- Three Bedroom/Three Reception
- Kitchen
- Oil Heating; Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £194,950

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood double doors with glazed panel insets. Original timber flooring. Wood panelling to walls and ceilings. Glazed internal door with matching glazed side screens leading into:

#### ENTRANCE HALL

Wood laminate floor covering. Built in shelved store. Access to partially floored roof space with light via slingsby style ladder.

#### LOUNGE 13'2" x 11'8"

Solid wood floor covering. Focal point, marble fireplace with matching hearth and timber surround. Picture window to front elevation. Glazed double doors leading into:

#### DINING ROOM 9'5" x 7'3" (wps)

Wood laminate floor covering. Picture window to rear elevation. Glazed panelled door into:



### **KITCHEN 11'0" x 7'4"**

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap over. Cooker point with extractor fan over. Space for fridge freezer. Plumbed for automatic washing machine. Part tiled walls. Tile effect lino floor covering. Wood panelling to ceiling. Built in shelved store and shelved hot press.

### **SUN LOUNGE 18'1" x 11'1"**

Timber floor covering. PVC double glazed French patio doors leading to rear garden and separate PVC double glazed service door to driveway. Dual aspect windows. Light, power and radiator. Recessed spotlights.

### **BEDROOM 1 11'10" x 10'4"**

Picture window to front elevation. Fitted bedroom furniture encompassing double wardrobes and overhead lockers.

### **BEDROOM 2 10'4" x 8'5"**

Wood laminate floor covering. Picture window to rear elevation.

### **BEDROOM 3 8'9" x 6'8"**

Picture window to front elevation. Integrated shelving and storage units.

### **WETROOM STYLE SHOWER ROOM**

Three piece suite comprising wetroom style shower enclosure, vanity unit with mirror and light over and WC. Electric shower unit. Heated towel radiator. Part tiled walls.

### **EXTERNAL**

Front garden finished in lawn and range of shrubbery. Double gates leading to generous sized private driveway area. Fully enclosed rear garden finished in lawn, paved patio area & range of plants, trees & shrubbery. Timber garden shed. PVC oil storage tank. External lighting. Outside tap.

### **MATCHING DETACHED GARAGE 20'8" x 9'10"**

Remote controlled, roller shutter door. Separate service door. Light and power. Dual aspect windows. Warmflow, condensing high efficiency, 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.

**Extended, three bedroom/three reception, detached bungalow with matching detached garage, situated within the Carnmoney area of Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge, dining room, sun lounge, kitchen, three bedrooms, and wet room style shower room.**


**Externally, the property enjoys generous sized private driveway area, matching detached garage, front garden finished in lawn and range of shrubbery, and fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees & shrubbery.**

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

**Early viewing highly recommended.**



## 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>	<b>56</b>	<b>62</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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
**CANCER SUPPORT**