

## **21 Wynnland Avenue, Newtownabbey, BT36 6SA**



- Detached Bungalow
- 3 Bedrooms/ 1 Reception Room
- Highly Regarded Established Location
- Large Detached Garage
- PVC Double Glazed Windows And Fascias
- Medium Oak Effect Fitted Kitchen
- Close To Local Amenities
- Elevated Site With Far Reaching Aspect
- Private Mature Garden To Rear
- Oil Fired Central Heating

**PRICE Offers Over £149,950**

*Positioned within a highly regarded established residential location this detached bungalow enjoys a flexible living layout of 3 bedrooms, 1 reception, kitchen and shower room. Enjoying an elevated mature site with far reaching aspect to front an early viewing is highly recommended.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### OPEN COVERED ENTRANCE PORCH

Mahogany effect PVC double glazed front door with leaded glass inset and matching side screen into:-

### ENTRANCE HALL

### LOUNGE 15'0" x 10'1"

Tiled fireplace. Dual wall light facility.

### BEDROOM 1 13'1" x 10'8"

Tiled fireplace.

### BEDROOM 2 12'0" x 11'4"

At max.

### BEDROOM 3 8'1" x 7'1"

### MEDIUM OAK EFFECT FITTED KITCHEN 12'0" x 9'6"

Equipped with a range of high and low level fitted units with contrasting work surfaces. Single drainer sink unit with mixer tap. Integrated oven with 4 ring hob. Plumbed for washing machine. Fixed breakfast bar. Integrated fridge and freezer. Tiled floor. Part tiled walls. PVC double glazed door into:

### ATTACHED LEAN TO SINGLE GLAZED CONSERVATORY 13'0" x 8'0"

Tiled floor.

### SHOWERROOM

Comprising wash hand basin in vanity unit, low flush w.c and quarter rounded shower cubicle. Tiled floor. Complementary wall tiling.

### OUTSIDE


Neat well maintained garden to front in lawn stocked with a variety of shrubs and plants.

Driveway to side with ample parking to:-

### LARGE DETACHED GARAGE 18'8" x 13'7"

With electric roller shutter door. Power and light.

Private paved terrace/ patio area screened by perimeter wall leading to private enclosed garden laid in lawn and screened by perimeter fence stocked with shrubs and plants.

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 

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