



7 Waverley Grove, Newtownabbey,  
County Antrim, BT36 6RY

**Asking Price: £194,950**

 **Reeds Rains**

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Council Tax Band:

EPC Rating:TBC

### Description

Reeds Rains are delighted to offer for sale this spacious detached bungalow holding a prime corner site in Carnmoney. Internally the property offers lounge, family / dining room ,fitted kitchen, three bedrooms and spacious bathroom. Further features include OFCH and double glazed windows. Number 7 Waverley Grove benefits from holding a prime corner site with various lawned and patio areas including a generous attached double garage. Whilst requiring some modernisation homes in the area are in huge demand and early viewing is recommended to avoid disappointment!

### Entrance Hall

Built in storage cupboard and access to roofspace.

### Lounge

18'2" x 11'6" (5.54m x 3.5m)

Complete with feature fireplace and tiled hearth. Dual window aspects to the front and rear.

### Dining / Family Area

13' x 10'9" (3.96m x 3.28m)

Open plan area located just off the main hallway and offers ideal formal dining or family area if required. Large window aspect to the front of the property.

### Kitchen

10'9" x 9'1" (3.28m x 2.77m)

Range of high and low level units and matching worktop surfaces. Stainless steel drainer unit and sink. Built on oven and built in hob with extractor fan overhead. Plumbed for kitchen appliances. Casual dining space. Tiled splashback areas. Access to rear garden.

### Bedroom One

10'4" x 11'1" (3.15m x 3.38m)

Complete with mirrored slider robes. Views to front of property.

### Bedroom Two

11' x 7'7" (3.35m x 2.3m)

Range of fitted wardrobes.

### Bedroom Three

10'7" x 7' (3.23m x 2.13m)

### Bathroom

Four piece coloured bathroom suite comprising corner bath, wash hand basin , WC and separate walk in shower cubicle. Wooden panel ceiling and tiled walls.

### Externally

### Double Attached Garage

Paved driveway leading to attached garage with remote control door.

### Prime Corner Site

Neatly presented lawn and hedgerow to the front and paved driveway. Generous gardens to the side and rear both laid in lawn. Paved patio areas with Green houses etc.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.