



## 1 CANBERRA PARK

Derry Road  
Newtownabbey BT36

- Semi Detached Bungalow
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Detached Garage

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**£164,950**

# 1 Canberra Park

Derry Road, Newtownabbey, BT36 7UN



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door with matching side panels, storage cupboard, access to roofspace.

#### LOUNGE

16;2" x 12'6" (4.88m;0.61m' x 3.81m")  
)  
Feature fireplace with gas fire.

#### KITCHEN

10'11" x 9'11" (3.33m" x 3.02m')  
Range of high and low level units, formica worktop, stainless steel

sink unit, stainless steel oven, hob, **OUTSIDE**

extractor fan, integrated fridge and freezer, plumbed for washing machine, partly tiled walls, tiled floor, PVC door to garden.

#### BEDROOM 1

8'4" x 7'11" (2.54m" x 2.41m")

#### BEDROOM 2

11'0" x 7'11" (3.35m" x 2.41m')

#### BEDROOM 3

#### BATHROOM

Three-piece suite comprising vanity unit, low flush wc, panelled bath with shower above, glass shower screen, partly tiled walls, chrome towel radiator.

Low maintenance gardens to front and side in lawn.

Tarmac driveway leading to detached garage with light and power. Covered carport.

Enclosed pebbled garden to rear with concrete patio area.



## Directions



# Floor Plan

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