



## 6 WYNNLAND ROAD

### Carnmoney Newtownabbey BT36

- Detached Bungalow
- 3 Bedrooms
- Lounge & Conservatory
- Extended Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Detached Garage & Gardens

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>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £179,950**

# 6 Wynnland Road

Carmoney, Newtownabbey, BT36 6RZ



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, hotpress, access to roofspace

#### LOUNGE

14'6" x 10'9" (4.42m" x 3.28m")  
Feature fireplace with tiled hearth.

#### KITCHEN

11'10" x 6'9" (3.61m" x 2.06m")  
Range of high and low level units, formica worktop, stainless steel sink unit, cooker space, plumbed for washing machine, integrated under counter fridge, partly tiled

walls, wood laminate flooring, pvc doors to garden

#### BEDROOM 1

10'10" x 9'6" (3.30m" x 2.90m')

#### BEDROOM 2

10'10" x 10'8" (3.30m" x 3.25m")  
Fitted wardrobes, wood laminate flooring, pvc double doors to conservatory

#### CONSERVATORY

Wood laminate flooring, pvc doors to garden

#### BEDROOM 3

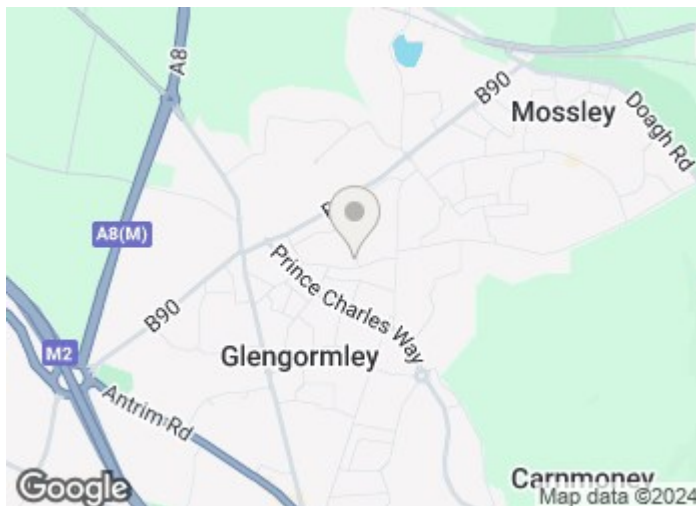
10'4" x 6'3" (3.15m" x 1.91m")

## BATHROOM

White four piece suite comprising pedestal wash hand basin, low flush wc, corner bath, shower cubicle with electric shower, pine tongue and groove walls, tiled floor

## OUTSIDE

Driveway to side leading to garage  
Neat garden to front in lawn  
Garden to rear in lawn with paved patio and raised decking areas



## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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