



## 12 WOODFORD PARK EAST

Fairview Road / Doagh  
Road Newtownabbey

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Shower Room
- Oil Heating
- Detached Garage
- Corner Site

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £164,950**

# 12 Woodford Park East

Fairview Road / Doagh Road, Newtownabbey, BT36 6TP



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Wood laminate flooring, cloaks cupboard, access to roofspace

#### LOUNGE

15'4" x 10'4" (4.67m" x 3.15m")  
Mock fireplace, wood laminate flooring, radiator, open to dining room

#### DINING ROOM

10'10" x 8'10" (3.30m" x 2.69m")  
Wood laminate flooring, radiator

### KITCHEN

9'11" x 9'7" (3.02m" x 2.92m")  
Range of high and low level units, Radiator  
formica worktop, stainless steel single drainer sink unit, built in oven, hob, extractor fan, under fridge space, plumbed for washing machine, partly tiled walls, radiator, access to garden

### BEDROOM 1

14'0" x 10'0" (4.27m" x 3.05m")  
Radiator

### BEDROOM 2

12'5" x 10'0" at widest (3.78m" x 3.05m" at widest )  
Built in mirror sliding robes, radiator

### BEDROOM 3

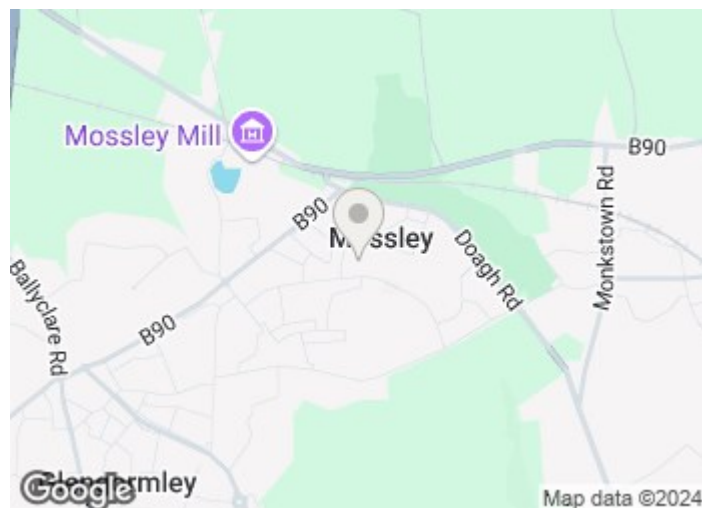
9'11" x 6'8" (3.02m" x 2.03m")

### SHOWER ROOM

Shower cubicle, Mira shower, vanity unit, low flush wc, fully tiled walls, tiled floor, hotpress

### OUTSIDE

Concrete driveway leading to a detached garage, up and over door  
Gardens to front and side in lawn  
Garden to rear with mature shrubs and paved patio area



## Directions



# Floor Plan

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