

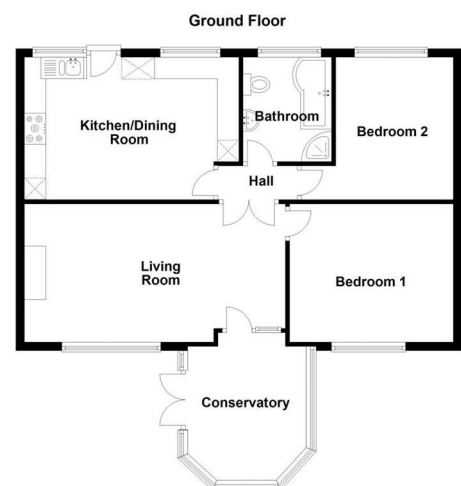


11 Wynnland Crescent, Newtownabbey, BT36 6RJ

- Detached Bungalow
- Lounge; Separate Conservatory
- Fully Tiled Bathroom
- PVC Double Glazing
- Gardens Front and Rear
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Private Driveway; Matching Detached Garage
- Convenient Location

£169,950

EPC Rating E



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanIt.

11 Wynnland Crescent, Glengormley

11 Wynnland Crescent, Newtownabbey, BT36 6RJ



PROPERTY DESCRIPTION

ACCOMMODATION

LOUNGE 20'5" x 10'11" (wps)

Stone clad fireplace with slate hearth. Glass panelled French doors leading to rear hall. Glass panelled door with matching side screen, leading to:

CONSERVATORY 10'7" x 9'6"

In hardwood, double glazed frame with matching French doors.

REAR HALL

Access to roof space via slingsby style ladder. Glass panelled door, leading to:



KITCHEN WITH INFORMAL DINING AREA 14'10" x 11'3"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Gas fired central heating boiler (housed within matching unit). Twin, glass fronted display cabinets. Part tiling to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1 13'0" x 10'11"

Range of fitted wardrobes.

BEDROOM 2 11'10" x 11'4" (wps)

FULLY TILED BATHROOM

Four piece suite comprising panelled corner bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Front garden, finished in lawn and range of plants, trees and shrubbery.

Generous sized private driveway area, finished in paving. PVC soffits, fascia and rainwater goods.

External lighting.

Fully enclosed rear garden, finished in lawn and paved patio area.

Outside tap.

MATCHING DETACHED GARAGE approx 13'6" x 7'6"

PVC coated, roller, shutter door. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





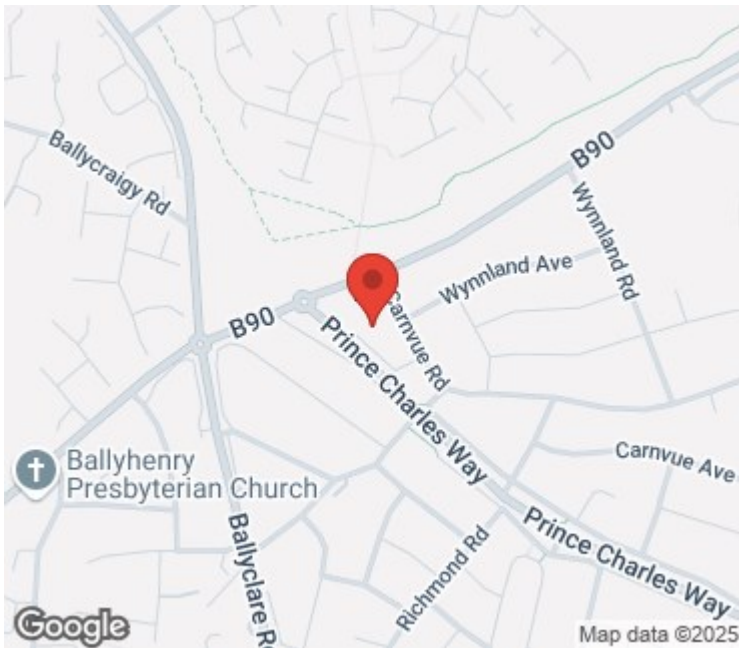
Well presented, detached bungalow, with conservatory extension and matching detached garage, located within the well sought after, Wynnland area of Carrmoney, Newtownabbey.

The property comprises lounge, conservatory, kitchen with informal dining area, two well-proportioned bedrooms, and fully tiled bathroom with four-piece suite.

Externally, the property enjoys generous sized private driveway area, matching detached garage, and gardens front and rear finished in lawn, paved patio area and range of plants, trees and shrubbery.

Other attributes include double glazing, gas fired central heating, and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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