



11 Wynnland Park, Newtownabbey, BT36 6SE

- Detached Bungalow
- 4 Bed; 1 Rec / 3 Bed; 2 Rec.
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Adaptable Accommodation
- Lounge; Open Fire
- Bathroom; White Suite
- Private Driveway; Matching Detached Garage
- Well Sought After Area

Offers Over £179,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Access to partially floored roof space via slingsby style ladder.

LOUNGE 14'2" x 11'11"

Open fire in tiled fireplace with contrasting tiled hearth. Dual aspect windows with picture window to rear elevation.

KITCHEN WITH INFORMAL DINING AREA 10'10" x 9'2" (wps)

Fitted kitchen with range of high and low level storage units with contrasting marble effect work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for low level fridge. Plumbed and space for washing machine. Splash back tiling to walls. PVC double glazed door to rear garden.



BEDROOM 1 / RECEPTION 2 14'2" x 10'11"

Focal point fireplace. Picture window to rear elevation.

BEDROOM 2 10'11" x 10'11"

BEDROOM 3 10'11" x 8'11"

BEDROOM 4 9'3" x 7'6"

BATHROOM

White, three-piece suite, comprising panelled bath, vanity unit and WC. Electric shower over bath. Part tiling to walls.

EXTERNAL

Double gates leading to generous sized private driveway area finished in tarmac.

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

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Private, fully enclosed rear garden, finished in lawn, plants, trees and shrubbery.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

MATCHING DETACHED GARAGE 19'3" x 9'4"

Power operated, PVC coated, roller shutter door. Separate PVC double glazed service door to garden. 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 matching detached garage, located within the well sought after, Wynmland area of Carnmoney, Newtownabbey. The property offers adaptable accommodation and comprises entrance hall, lounge with open fire, family room/bedroom 4, kitchen with informal dining area, three further well-proportioned bedrooms, and bathroom with white three-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 PVC double glazing, oil 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		
(55-68) D		65
(39-54) E	49	
(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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