



FOR SALE

16 Waverley Avenue

Newtownabbey, BT36 6RS



Offers over £224,950



16 Waverley Avenue is a well-maintained bungalow set within a highly desirable residential location in the heart of Carnmoney with stunning rural views. Conveniently positioned close to local shops, amenities, and leading schools, this attractive home offers both comfort and convenience. Internally, the property boasts a bright open-plan kitchen and dining area with a modern fitted kitchen, a contemporary shower room, and three well-proportioned bedrooms. Externally, the property benefits from front, side, and rear gardens featuring attractive paving, along with a detached garage. This is expected to be a popular listing and will appeal to first-time buyers and those seeking to downsize alike.

HALLWAY 11'8 x 5'1 (3.56m x 1.55m)
Hardwood front door with feature glazed panels. Cornice ceilings. Access to storage.

STORAGE 1'6 x 1'6 (0.46m x 0.46m)

STORAGE 3'4 x 1'4 (1.02m x 0.41m)

LIVING ROOM 11'10 x 13'5 (3.61m x 4.09m)
Feature electric fire with tiled surround and hearth. Cornice ceiling.

DINING ROOM 14'6 x 7'2 (4.42m x 2.18m)
Access to rear garden via sliding patio doors. Cornice ceiling.

FITTED KITCHEN 14'6 x 11'2 (4.42m x 3.40m)
Shaker style fitted kitchen with contrasting formica worktops with matching upstand. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated electric oven, Integrated electric hob. Integrated stainless steel extractor fan. Integrated fridge freezer. Space for dishwasher. Space for tumble dryer. Space for washing machine. Tiled flooring. Tiled splashback. Access to rear garden. Access to storage.

STORAGE 1'9 x 2'5 (0.53m x 0.74m)

BEDROOM 1 11'10 x 10'5 (3.61m x 3.18m)
Built in furniture.

BEDROOM 2 9'4 x 10'5 (2.84m x 3.18m)
Built in furniture.

BEDROOM 3 8'6 x 6'7 (2.59m x 2.01m)
Access to storage.

STORAGE 3'4 x 1'6 (1.02m x 0.46m)

BATHROOM 6'6 x 6'1 (1.98m x 1.85m)
Newly fitted white bathroom suite with matt black grid open rain fall shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Feature display recess. Tiled walls. Recessed spotlights. Vinyl flooring.

GARAGE 11'3 x 24 (3.43m x 7.32m)
Light and power. Up and over door. Fitted inspection kit.

OUTSIDE
Front, side and rear gardens with laid in lawn bordered by mature shrubbery and raised flower beds. Feature paving. Outdoor lighting. Outdoor tap. Single detached garage.
Back and side gardens are fully enclosed and not over looked.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com