



# 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.

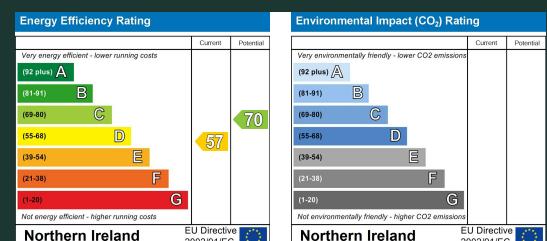
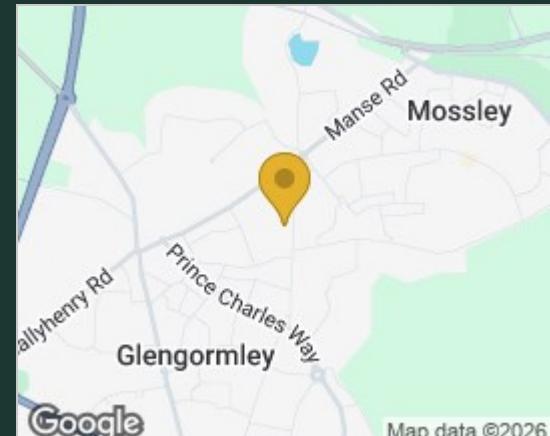
#### OUTSIDE

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.

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