COLIN GRAHAM RESIDENTIAL

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15 Waverley Drive, Newtownabbey, BT36 6RX

- Extended, Detached Bungalow
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Fully Landscaped Corner Site
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating (new boiler 2026)
- Generous Sized Private Driveway
- Convenient Location

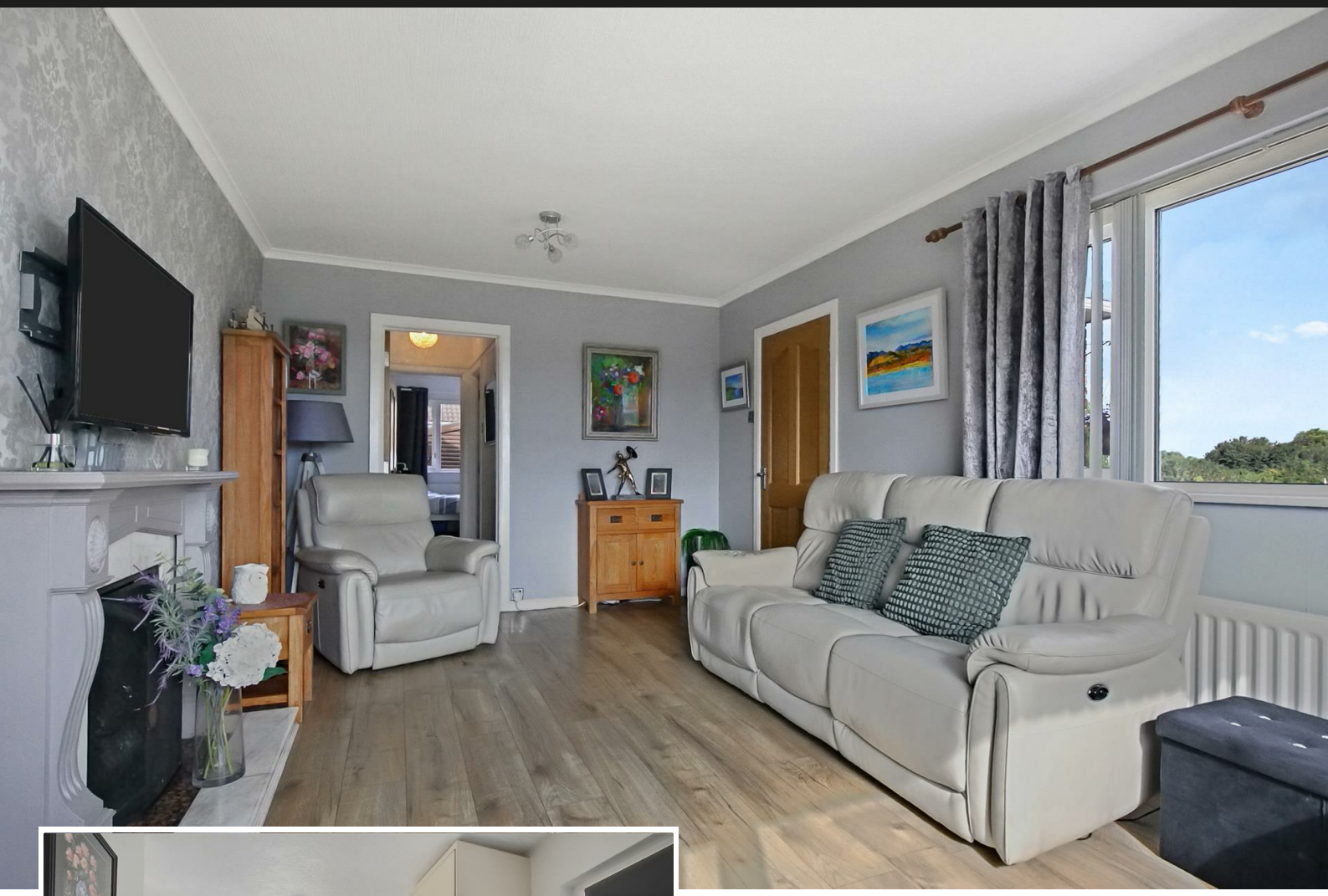
Offers Over £234,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.

LOUNGE 18'0" x 10'8"

Open fire in marble fireplace with matching hearth, granite inset and timber surround. Wood laminate floor covering. Dual aspect windows. Glass panelled French doors leading to:

KITCHEN THROUGH DINING ROOM 18'2" x 9'3"

Modern, fitted, high gloss kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with copper effect splashback and extractor hood over. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit (fitted new 2026)). Splashback panelling to walls. Wood laminate floor covering. Dual aspect windows. Glass panelled door leading to rear garden.

REAR HALL

Access to partially floored roof space via slingsby style ladder.



PRINCIPAL BEDROOM 10'10" x 8'8"

Wood laminate floor covering.

WALK IN WARDROBE 8'5" x 7'11"

EN SUITE BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower with drench shower head. Part panelled walls.

BEDROOM 2 11'5" x 10'11"

Wood laminate floor covering.

BEDROOM 3 8'3" x 7'0" (plus built in wardrobe space)

Built in wardrobes.

DELUXE FULLY TILED FAMILY SHOWER ROOM

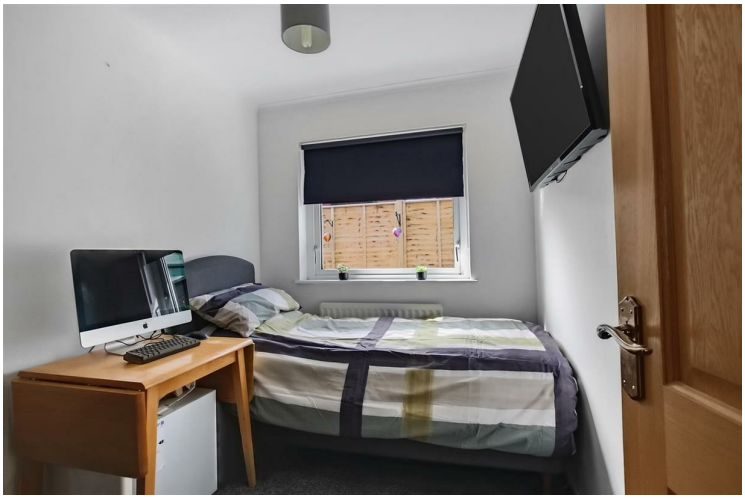
Contemporary, white, three piece suite comprising panelled, oversized shower enclosure, vanity unit and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.



EXTERNAL

Fully landscaped front and side gardens finished in lawn, brick pavior, decorative stone, slate chippings, tree bark and wide array of plants, trees and shrubbery.
Generous sized private driveway finished in brick pavior.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, side and rear garden finished mainly in paved patio areas.
Outside tap.
External power point.
Garden store.

TIMBER SHED



IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider





(Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, extended, three bedroom, detached bungalow occupying a fully landscaped corner site within the Carnmoney area of Newtownabbey.

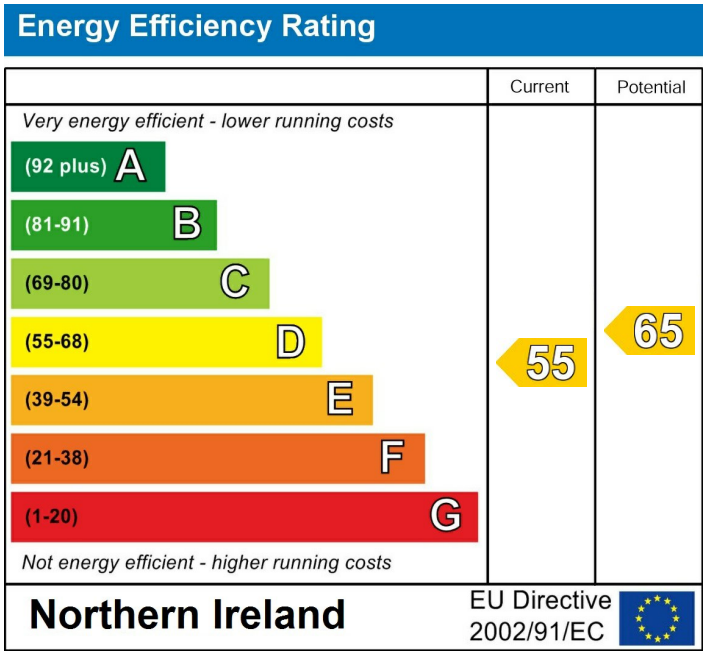
The property comprises entrance hall, lounge, kitchen through dining room, three bedrooms, to include principal bedroom with walk in wardrobe and en suite bathroom, and separate, deluxe family shower room.

Externally, the property enjoys generous sized private driveway, timber garden room, shed, greenhouse, and gardens finished in lawn, patio areas, brick pavior, decorative stone, slate chippings, tree bark, and wide array of plants, trees and shrubbery.

Other attributes include gas heating (new boiler fitted 2026), PVC double glazing, and convenient location.

Early interest recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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PRS Property Redress Scheme

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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