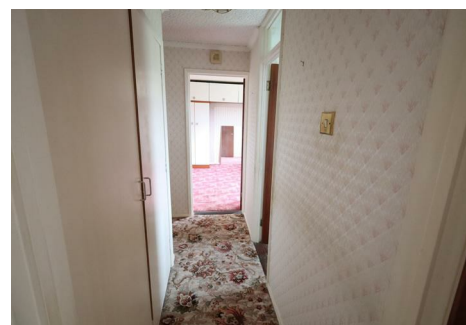




2B Bracken Way, Newtownabbey, BT37 9PT

Offers Over £79,950

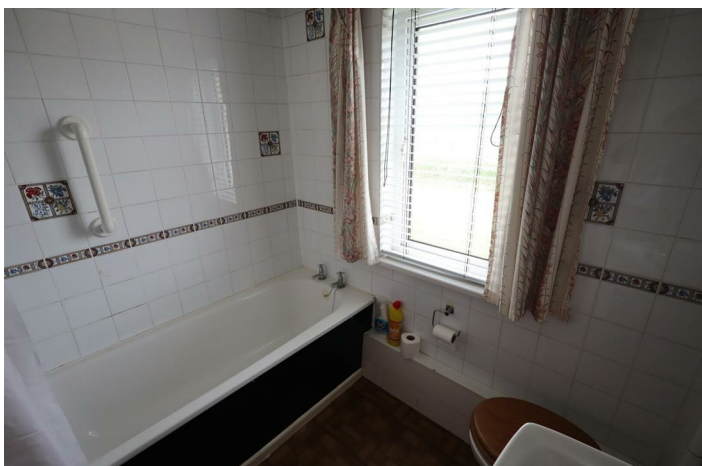
- First floor apartment in highly popular Rush Park area of Newtownabbey
- Lounge
- Kitchen
- Economy 7 heating/ Double glazing in uPVC frames
- Ideal first time buy or investment opportunity
- 2 Bedrooms
- Office
- Bathroom
- Located close to excellent schools, shops and public transport facilities

2B Bracken Way, Newtownabbey BT37 9PT

Situated in the highly sought-after Rushpark development in Newtownabbey, this well-presented first-floor apartment offers an excellent opportunity for first-time buyers and investors alike. The accommodation comprises two well-proportioned bedrooms, a bright and comfortable lounge, an office space ideal for home working, a fitted kitchen, and a bathroom. Further benefits include Economy 7 heating and double glazing in uPVC frames, ensuring comfort and energy efficiency throughout the year. Outside, residents can enjoy the rear garden, providing a pleasant outdoor space to relax. Conveniently located close to a range of excellent schools, local shops, and public transport links, this property combines practicality with an enviable location, making it a fantastic choice for a variety of purchasers.



Council Tax Band: Northern Ireland



First Floor

Communal entrance hallway - Storage cupboard

Apartment Entrance Hall

Lounge

15'11 x 11'5 at max or 9'10 at min

Kitchen

11'4 x 9'10

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in oven, inlaid hob, extractor hood, plumbed for washing machine, fluorescent light

Office

7'5 x 4'6

Bedroom (1)

11'4 x 10'3

Views of Cavehill

Bedroom (2)

10'5 x 8'9

Views of Cavehill

Bathroom

Panelled bath unit, high flush W/C, floating sink unit, wall tiling

Outside

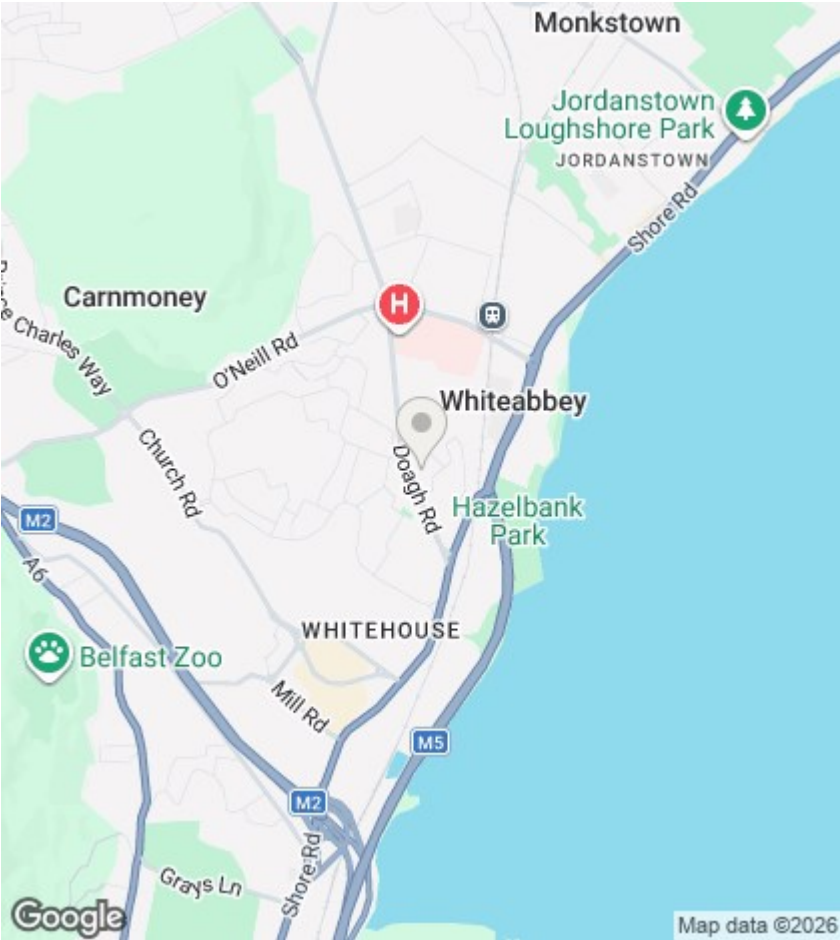
Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC