



24 Braemar Court, Newtownabbey, BT36 5GA

Offers Over £119,950

- 1st Floor apartment in popular residential area
- Lounge
- Coloured bathroom suite
- Double glazing in uPVC mahogany frames
- Car parking to side
- 2 Bedrooms
- Fitted kitchen
- Economy 7 heating
- Excellent retirement home with some modernisation

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Situated in a convenient and well-established residential location, this first-floor apartment offers an excellent opportunity for those seeking a home they can modernise to their own taste. The property is set within a peaceful development, surrounded predominantly by retired residents, creating a quiet and welcoming environment. Internally, the apartment comprises two well-proportioned bedrooms, a bright living area, kitchen, and bathroom, providing comfortable accommodation with excellent potential for improvement. While the property would benefit from updating, it presents an ideal opportunity for first-time buyers, downsizers, or investors looking to add value. Its convenient location offers easy access to a range of local amenities, shops, public transport links, and everyday services, making daily life both practical and accessible. Combining a desirable setting with fantastic potential, this first-floor apartment is ready for its next owner to transform it into a comfortable and stylish home tailored to their own requirements.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Laminate wood flooring

First Floor

Landing

Hot water cylinder, built in wardrobe, access to roofspace

Lounge

16'2 x 11'5

Laminate wood flooring

Kitchen

9'8 x 7'7

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer tap, space for fridge freezer, extractor fan, plumbed for washing machine, space for dishwasher, space for fridge

Bedroom (1)

11'4 x 10'1

Bedroom (2)

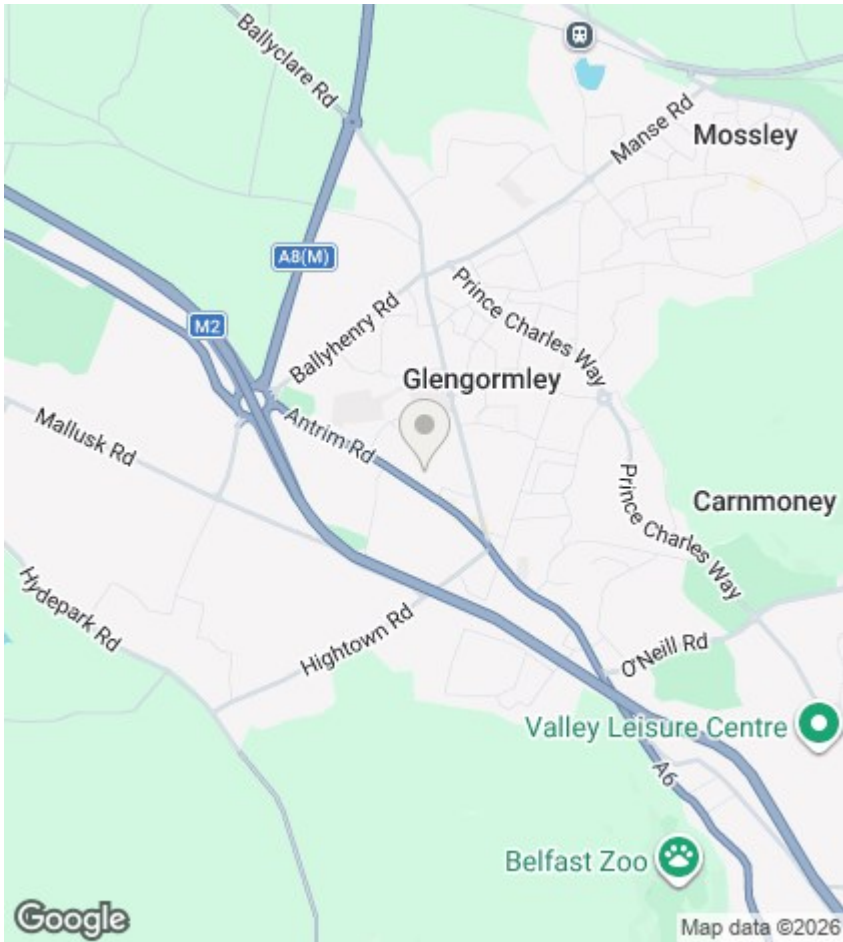
12'0 x 8'9

Bathroom

Pale coloured bathroom, low flush W/C, pedestal wash hand basin, panelled bath with mixer tap, tiling, ceramic tiled flooring

Outside

Rear in driveway, shed, patio area



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	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC