



4 Brackens Mews, Newtownabbey, BT36 6UH

Offers Over £365,000

- Detached villa in quiet residential cul de sac
- Spacious lounge plus reception hall/dining area
- Modern white bathroom suite with freestanding bath and separate shower cubicle
- Double glazing in uPVC frames/ Oil fired central heating
- Generous garden to rear
- 4 Bedrooms (master with ensuite shower room)
- Fitted kitchen with casual dining area
- Utility room/ Ground floor W/C
- Attached garage with floored space (suitable for variety of uses)

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This well-presented detached villa offers generous and spacious accommodation, making it an ideal family home. Situated in a quiet residential cul-de-sac, the property comprises four well-proportioned bedrooms, including a master with ensuite shower room. A bright and spacious lounge is complemented by a welcoming reception hall with dining area, while the fitted kitchen features a casual dining space ideal for everyday living. The modern white bathroom suite includes a freestanding bath and separate shower cubicle, with a utility room and ground floor W/C adding further convenience. Benefits include uPVC double glazing, oil-fired central heating, an attached garage with versatile floored space, and a generous rear garden, perfect for relaxing, entertaining, or family enjoyment.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

uPVC front door, ceramic tiled flooring

Lounge

21'7 x 13'5 or 16'8 (into bay)

Laminate wood flooring, wall mounted gas fire, cornicing, downlighters

Kitchen

17'7 x 14'4 or 13'2

Range of high and low level units, round edge worksurfaces, stainless steel sink unit, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, stainless steel splashback, integrated fridge and freezer, ceramic tiled flooring, casual dining area

Utility Room

8'1 x 6'9

Range of low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, plumbed for dishwasher, ceramic tiled flooring

Spacious Hallway

Ceramic tiled flooring, French doors to rear, understairs storage

Cloaks

Low flush W/C, half pedestal wash hand basin, ceramic tiled flooring

First Floor

Landing

Hot press with insulated copper cylinder, plus separate storage cupboard, access to roof space

Bedroom (1)

13'3 x 13'1

Engineered wood flooring

Ensuite shower room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, feature glass bowl sink, Velux window, ceramic tiled flooring, wall tiling

Bedroom (2)

13'4 x 10'7 (at max)

Velux window, laminate wood flooring

Bedroom (3)

13'4 x 10'7 (at max)

Laminate wood flooring

Bedroom (4)

8'1 x 8'0 (at max)

Velux window

Bathroom

Modern white bathroom suite comprising free standing bath, telephone hand shower, separate glazed shower cubical with Mira sport electric shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, vertical radiator

Outside

Front in stones, tarmac driveway

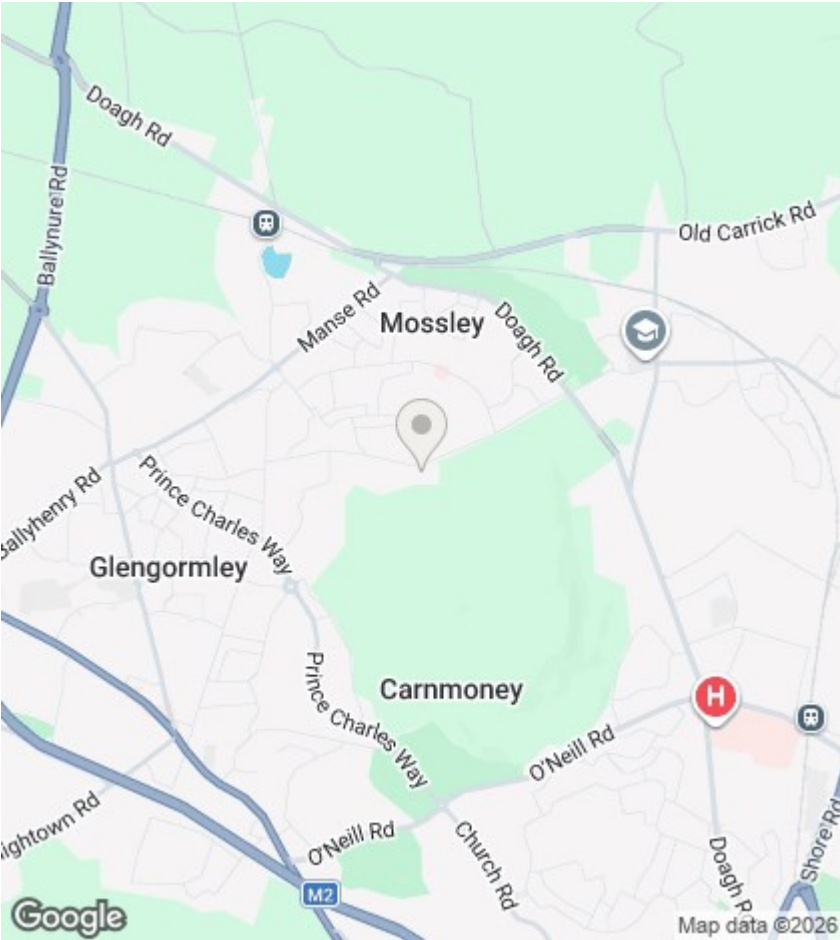
Enclosed garden side & rear in lawn, paved patio area, PVC oil storage tank

Attached Garage

19'7 or 16'5 x 10'0

Light, heat and power, oil fired boiler, laminate wood flooring, plus storage cupboard, access to garden.

Fixed staircase to roofspace with heat, light and power, laminate wood flooring



Directions

Viewings

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

EPC Rating:
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