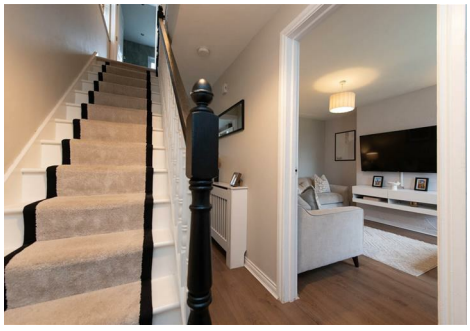
McMillan McClure
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5 Braden Glen, Newtownabbey, BT37 9BG

Offers Over £159,950

- Semi detached property in popular residential area
- Lounge with laminate wood flooring
- Modern white bathroom suite
- Double glazing in uPVC frames
- Excellent first time buy or investment
- 3 Bedrooms
- Modern fitted kitchen with casual dining area
- Gas fired central heating
- Well presented throughout

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
028 90 800 000
info@mcmillanmcclure.com
https://www.mcmillanmcclure.

5 Braden Glen, Newtownabbey BT37 9BG

Situated within a popular residential area, this well-presented semi-detached property offers an excellent opportunity for first-time buyers and investors alike. Set within a modern development, the accommodation comprises three well-proportioned bedrooms, a welcoming lounge featuring attractive laminate wood flooring and a modern fitted kitchen with a useful casual dining area. The property further benefits from a contemporary white bathroom suite, gas-fired central heating and uPVC double-glazed windows throughout. Ideally located close to local amenities, public transport links and the excellent shopping facilities at Abbey Centre, this attractive home combines comfortable modern living with convenience. Early viewing is highly recommended to appreciate all that this property has to offer.

3 1 1 C

Council Tax Band: Northern Ireland







Reception Hall
Laminate wood flooring

Lounge
12'5 x 11'4
Laminate wood flooring, understairs stroage

Modern Fitted Kitchen
17'3 x 11'4
Range of high and low level units, round edge worksurafces, stainless steel sink unit with mixcer tap and vegetable sink, built in gas hob, built in fan assisted oven, plumbed for washing machine, space for tumble dryer, stainless steel extractor fan, casual dining area, door to rear, tiling

First Floor

Landing
View of Cavehill, hot press with Worcester gas boiler

Bedroom (1)
11'1 x 10'3

Bedroom (2)
11'10 x 8'8

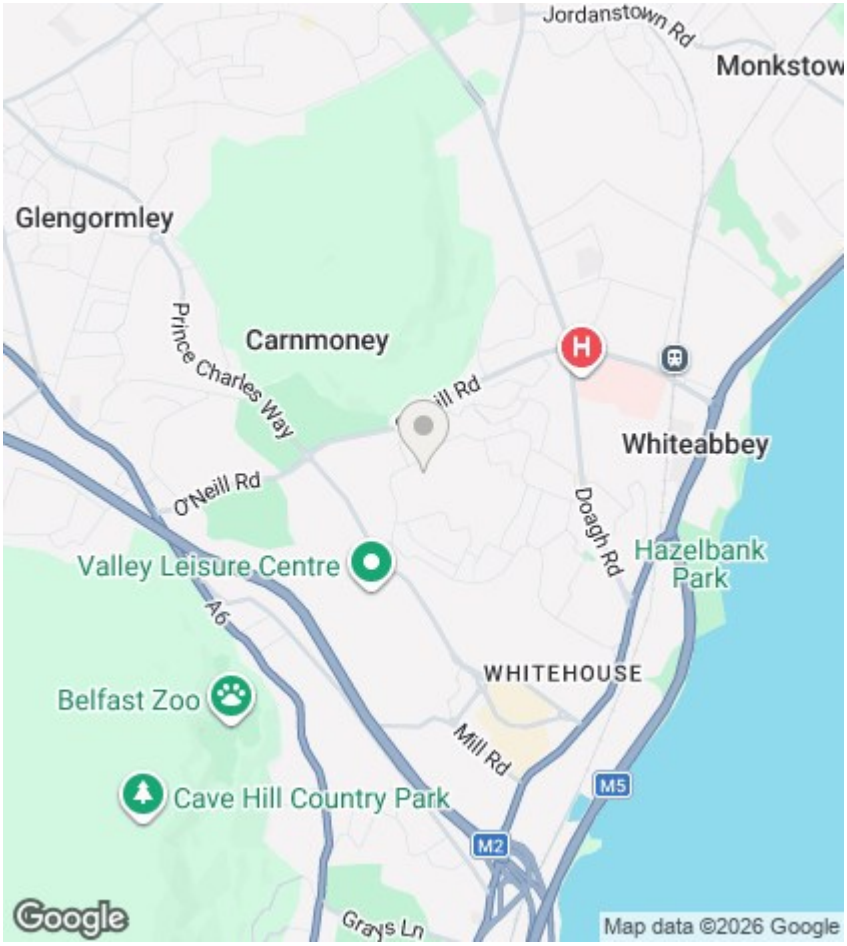
Bedroom (3)
8'5 x 8'2

Bathroom
White bathroom suite, low flush W/C, vanity unit with mixer tap, built in bath with mixer tap and controlled shower, glazed shower screen, uPVC panelling, heated towel rail

Outside
Front in lawn
Side in driveway with gates to rear garden
Rear in paved patio area, water tap

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.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland https://www.nidirect.gov.uk/services/broadband-and-mobile-checker Flooding maps for Northern Ireland 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.



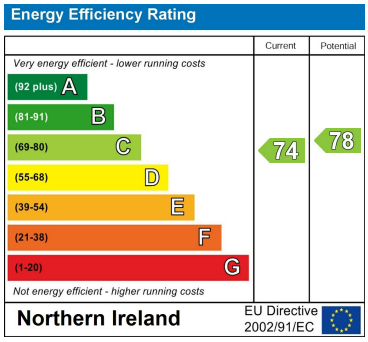
Directions

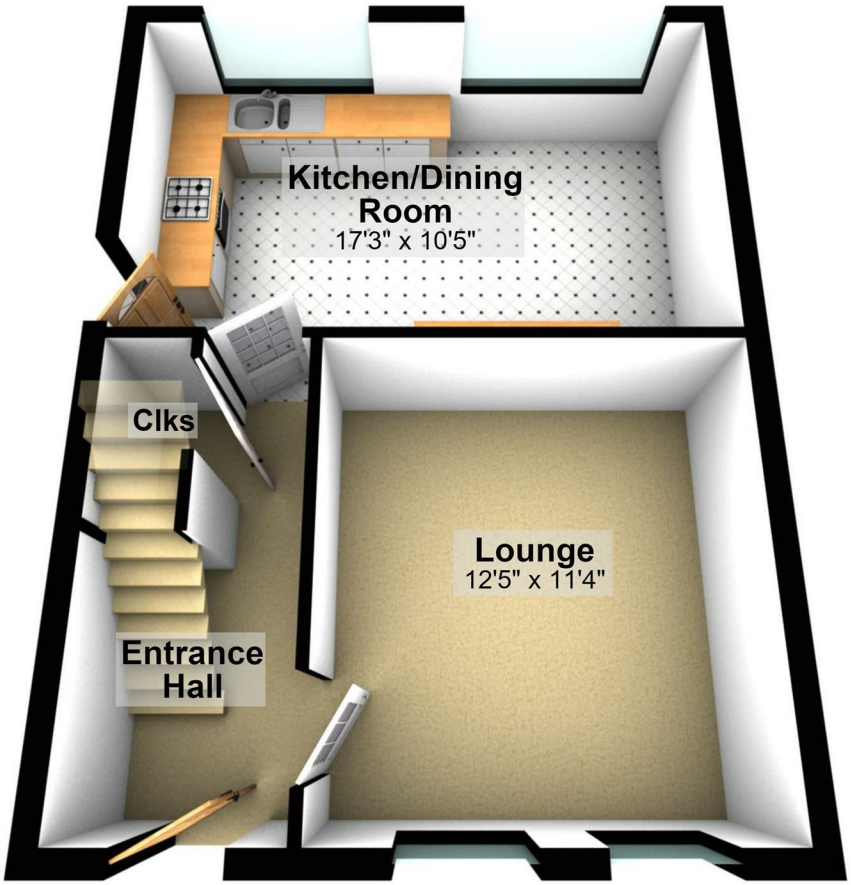
Viewings

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

EPC Rating:

C





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