

# 84 The Brackens, Newtownabbey, BT36 6SH



- Impressive Detached Family Villa
- Beautifully Presented Throughout
- 4 Well Proportioned Bedrooms
- 2 Receptions
- Contemporary Fitted Kitchen with Casual Dining Area
- Four Piece Family Bathroom Suite
- Master Ensuite Shower Room
- Detached Garage
- PVC Double Glazed/Gas Fired Central Heating
- Popular Established Residential Location

**PRICE Offers Over £299,950**

*This beautifully presented detached family villa is located in the highly popular The Brackens development in Carnmony Area. Enjoying a well planned living layout, the property comprises a spacious lounge, family/dining room, contemporary shaker style fitted kitchen with casual dining area, four well proportioned bedrooms plus a snug area on the first floor landing, deluxe family bathroom suite and master ensuite shower room. Externally the property enjoys a driveway to front leading to detached garage and a private enclosed garden to rear. Ideally suited to young families. An early viewing is highly recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
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BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



## ACCOMMODATION

### GROUND FLOOR

PVC Double glazed front door with leaded glass inset into well presented entrance hall with tiled floor.

#### LOUNGE 18'8" x 11'5" into bay window

Feature inglenook style fireplace with cast iron multi-fuel stove and tiled hearth. Quality exposed hard wood flooring. Hard wood French doors into:



#### FAMILY ROOM/DINING 14'5" x 11'9"

Quality exposed hard wood flooring. PVC Double glazed French doors to rear garden.

#### CONTEMPORARY KITCHEN AND DINING ASPECT 19'4" x 11'9" at max

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Space for free standing range style cooker with over head extractor fan housed in stainless steel canopy. Plumbed for dishwasher. Glass display cabinets. Part tiled walls. Recessed down lighting.



#### UTILITY 11'9" x 5'2"

Equipped with low level shaker style units for storage and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer.

### FIRST FLOOR

Shelved storage cupboard. Open into:

### **SNUG AREA 15'5" x 8'6"**

Quality laminate flooring.

### **BEDROOM 1 15'1" x 11'9"**

Quality laminate flooring. Recessed down lighting.

### **DELUXE ENSUITE SHOWER ROOM**

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, Vanity unit with monobloc tap and a button flush WC. Recessed down lighting.

### **BEDROOM 3 14'1" x 10'5" at max**

Quality laminate flooring. Dual window aspect to rear.



### **BEDROOM 4 10'2" x 8'2"**

Quality laminate floor.



### **LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising free standing double ended bath with floor mounted taps and hand shower attachment, fully tiled walk in shower cubicle with over head drench style shower and hand shower attachment, wall mounted vanity unit with monobloc tap and a button flush WC. Part tiled walls. Tiled floor. Recessed down lighting.

### **SECOND FLOOR**

Storage cupboard

### **BEDROOM 2 17'0" x 14'9"**

Dual velux windows. Storage room.

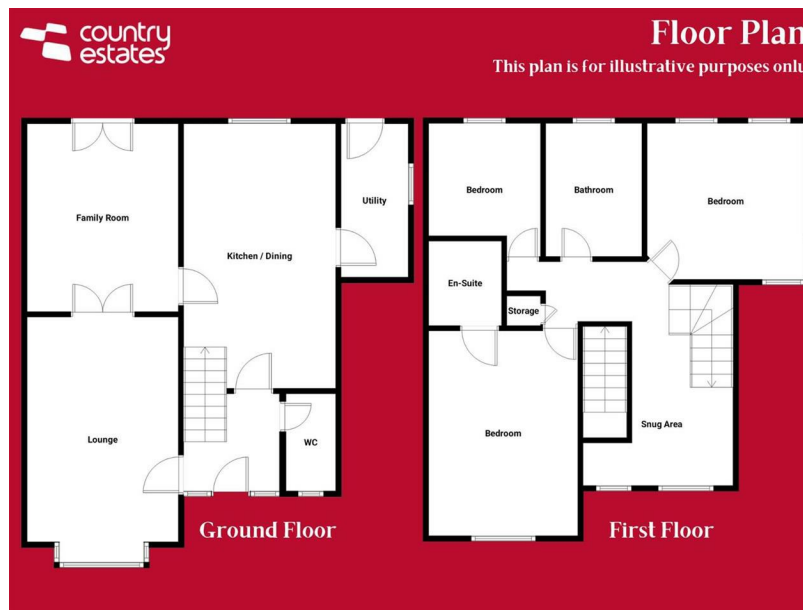
### **OUTSIDE**

Neat well maintained garden to front, laid in lawn, stocked with a variety of hedgerow. Drive way to side for off-street parking, leading to detached garage.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved walk ways and patio area.

DETACHED GARAGE (19'0" x 9'2") Roller shutter door. Equipped with light and power.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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