



## 14 BRAESIDE AVENUE

Doagh Road  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Detached Garage

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

**Offers Around £129,950**

# 14 Braeside Avenue

Doagh Road, Newtownabbey, BT36 6AR



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

13'9" x 13'8" at widest (4.19m" x 4.17m" at widest )

Tiled fireplace, radiator, archway to dining room

#### DINING ROOM

9'4" x 7'6 (2.84m" x 2.29m)  
Radiator

### KITCHEN

9'4" x 9'1" (2.84m" x 2.77m")  
High and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, under fridge space, plumbed for washing machine, fully tiled walls, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'11" x 9'8" (3.63m" x 2.95m" )  
Radiator, built in wardrobe

#### BEDROOM 2

9'5" x 9'4" (2.87m" x 2.84m" )  
Radiator, built in wardrobe

#### BEDROOM 3

8'11" x 7'3" at widest (2.72m" x 2.21m" at widest )  
Radiator, built in wardrobe

### BATHROOM

White suite comprising bath, pedestal wash hand basin, wc, radiator

### OUTSIDE

Pebbled driveway leading to a detached garage, up and over door, oil boiler  
Garden to front in lawn  
Garden to rear in lawn, oil tank



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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