



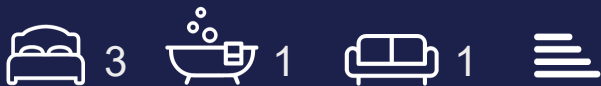
23 Braeside Park, Newtownabbey, BT36 6AS

£184,950

- Semi detached villa in highly popular and residential area
- Lounge with feature cast iron fireplace
- Kitchen
- Shower Room
- Sunroom
- 3 Bedrooms
- Double glazing
- Gas fired central heating
- uPVC fascia and rainwater goods
- Cul de sac

23 Braeside Park, Newtownabbey BT36 6AS

Situated within a quiet cul-de-sac in a highly sought-after residential location, this well-presented semi-detached villa offers comfortable family living in a popular area. The property comprises three well-proportioned bedrooms, a bright and welcoming lounge featuring an attractive cast iron fireplace, a fitted kitchen, and a modern shower room. A spacious sunroom to the rear provides additional living space, perfect for relaxing or entertaining throughout the year. Further benefits include gas fired central heating, double glazing, and low-maintenance uPVC fascia and rainwater goods. Presented in good condition throughout, this home is ideal for first-time buyers, young families, or those looking to downsize without compromising on space. Early viewing is highly recommended to fully appreciate all this delightful home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Lounge

13'8 x 12'3

Feature cast iron fireplace with open fire

Kitchen/ Dining

17'0 x 9'5

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, tiling, laminate wood flooring, breakfast bar, plumbed for washing machine, extractor fan

Sunroom

10'7 x 6'11

First Floor

Landing

Bedroom (1)

12'0 x 9'4

Built in robes

Bedroom (2)

9'4 x 9'4

Bedroom (3)

17'4 x 8'1

Built in robe

Shower Room

Low flush W/C, vanity unit, shower unit with electric shower, ceramic tiled flooring, fully tiled walls, heated towel rail, downlighters

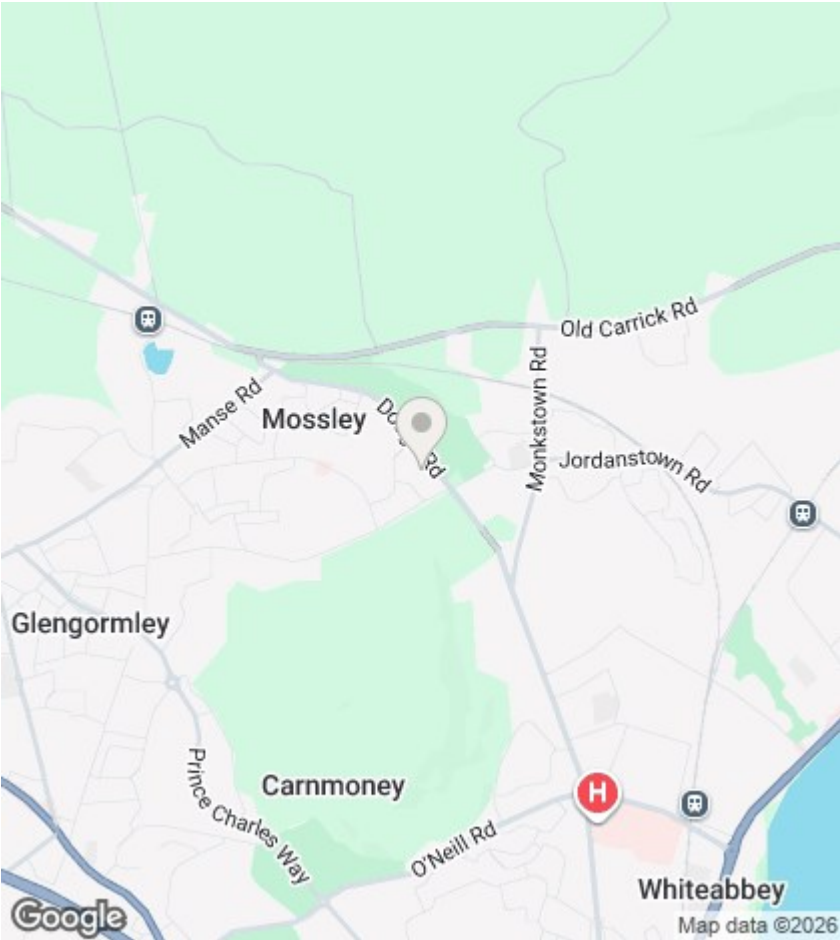
Roofspace

Floored, light and power

Outside

Front in lawn, plants, trees and shrubs

Rear in lawn, plants, trees and shrubs, car parking space



Directions

Viewings

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

EPC Rating:

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