

# 15 The Brackens, Newtownabbey, BT36 6SH



**PRICE Offers Over £249,950**

*Positioned on a extensive private mature site within a highly regarded established development this attractive split level Detached family home enjoys a well planned versatile living layout suited to differing family needs. A superb first floor Lounge with feature corner window boasting far reaching views extending towards Belfast Lough and Knockagh monument. With a spacious open plan shaker Kitchen with integrated living/dining aspect and private mature rear garden with decked area an early viewing is highly recommended.*

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

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

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803



- Impressive Detached Split Level Family Home
  - 4 Bedrooms / 3+ Receptions
- Highly Regarded Established Development
  - Private Extensive Mature Corner Site
- Open Plan Shaker Kitchen with Living/Dining Aspect
- Two Ensuite Bathrooms / Spacious 4 Piece Family Bathroom
  - Integral Garage with Parking Forecourt
  - Versatile Living Layout
  - Oil Fired Central Heating

### Ground Floor

Mahogany effect PVC front door with double glazed side screen into tiled Entrance Porch. Twin french doors into:

### SPACIOUS RECEPTION STYLE HALLWAY

Exposed solid wooden flooring extending into:

### FURNISHED CLOAKROOM

Comprising low flush WC. Pedestal wash hand basin with tiled splashback



### OPEN PLAN KITCHEN/LIVING/DINING AREA 25'3 x 13'0

Equipped with a comprehensive range of ivory coloured shaker style fitted units with complementary worksurfaces. Old Belfast style sink with antique style mixer tap. Integrated oven. Fixed centre island with breakfast bar style return and 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood.

LIVING AREA with feature fireplace with carved mahogany surround and cast iron inset and tiled hearth. Sliding double glazed patio doors to private decked area and mature garden. Low voltage recessed lighting.



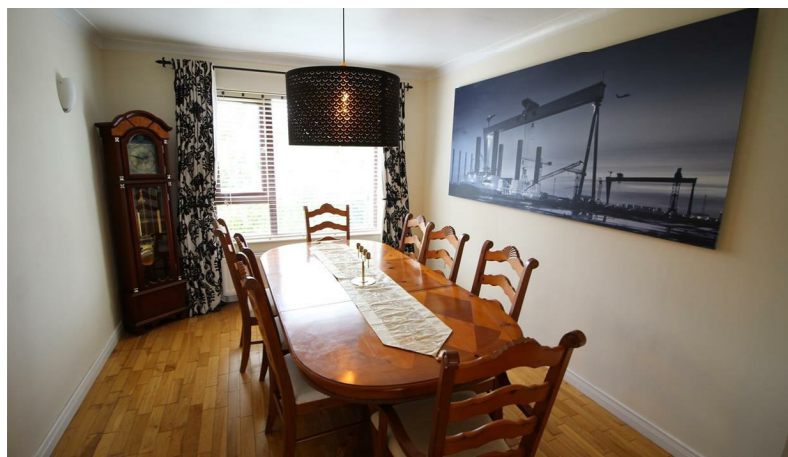


## Upper Level

### SPACIOUS LANDING 9'2 x 7'4

Exposed wooden flooring. Open plan into:

### DINING ROOM 11'7 x 10'0



### LOUNGE 21'6 x 12'4

Dual window aspect with feature corner window enjoying views over Avenue extending towards Belfast Lough and Knockagh monument. Attractive marble fireplace with matching hearth. Exposed solid wood flooring.



### FAMILY ROOM / BEDROOM 4 18'0 x 10'3

Dual window aspect enjoying views over cul de sac and beyond to Knockagh. Exposed wood flooring.



## Lower Level

### BEDROOM 1 19'4 x 10'6

### ENSUITE

Comprising button flush wc. Step-in large shower enclosure. Corner wash hand basin. Fully tiled walls.



**BEDROOM 2 19'7 x 10'0**

Laminate flooring.

**ENSUITE**

Comprising wash hand basin. Step-in shower cubicle. Low flush WC.

**BEDROOM 3 11'0 x 9'0**

Laminate flooring.

**SPACIOUS FAMILY BATHROOM**

Comprising pedestal wash hand basin. Low flush WC. Bidet. Corner bath. Fully tiled walls. Tiled floor.



**Outside**

Large well stocked garden to front laid in neat lawn. Extensive parking forecourt suited for a variety of vehicles. INTEGRAL GARAGE with roller shutter door. Power and light. Private mature garden to rear laid in lawn screened by perimeter fence stocked with a variety of shrubs and plants. Painted decked area perfect for family barbeques.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

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>	61	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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