

## **7 Bramble Park, Newtownabbey, BT37 0XZ**



- Detached Chalet Villa
- 4 Bedrooms
- 1+ Reception
- Cul De Sac Position
- Luxury 4 Piece Family Bathroom
- Contemporary Fitted Kitchen
- Integral Garage With Utility Aspect
- Furnished Ground Floor Cloakroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Highly Regarded Established Development

**PRICE Offers Over £199,950**

*Positioned within a highly regarded established development in a quiet cul de sac this 4 bedroom detached will interest the purchaser searching for a home with a well balanced living layout at a realistic price. Recently modernised 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  
BT39 9AA  
Tel: (028) 9334 0726

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

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

## **ACCOMMODATION**

### **GROUND FLOOR**

Mahogany effect PVC double glazed front door into:-

#### **ENTRANCE PORCH**

Chinese slate tiled floor. Painted panelled ceiling. Entrance door into:-

#### **HALLWAY**

With laminate flooring.

#### **FURNISHED CLOAKROOM**

Comprising wash hand basin in modern vanity unit with mono block tap and button flush w.c.

#### **OPEN PLAN LOUNGE WITH DINING ASPECT 24'7" x 11'6"**

Attractive period style marble fireplace with granite inset and mahogany surround. Exposed hardwood flooring. Twin French PVC double glazed doors to patio and garden.



#### **LUXURIOUS CONTEMPORARY KITCHEN 11'9" x 9'6"**

Equipped with a comprehensive range of high and low level fitted units in contrasting styles. Single drainer sink unit with mixer tap. Integrated 'Neff' oven with AEG 4 ring hob. Overhead extractor fan housed in stainless steel canopy and stainless steel splashback. Plumbed for dishwasher. Service door into Integral Garage. PVC door to side.



### **FIRST FLOOR**

#### **HALF LANDING**

With velux window.

#### **BEDROOM 2 12'6" x 9'4"**

Laminate flooring.



### **BEDROOM 1 12'6" x 10'10"**

Twin velux window. Laminate flooring.

### **BEDROOM 3 12'9" x 9'4"**

Laminate flooring. Velux window.

### **BEDROOM 4 8'5" x 12'0"**

Laminate flooring. Velux window.



### **LUXURY 4 PIECE FAMILY BATHROOM**

Comprising panelled bath with shower attachment, button flush w.c. and wash hand basin with modern vanity unit and mono block tap. Open shower enclosure with glass screen and Drench style shower. Fully tiled walls. Tiled floor.



### **OUTSIDE**

Large private garden to front in lawn.


Driveway to side with ample parking for a variety of vehicles to:-


### **INTEGRAL GARAGE 18'10" x 9'3"**

Roller shutter door. Power and light. Utility area with single drainer sink unit.

Private enclosed garden to rear laid in neat lawn. Screened by perimeter fencing.

Paved patio area and paved walkways to rear and side. Ornamental gate to side for pedestrian access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
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