

## **4 Bryson Gardens, Newtownabbey, BT36 5XZ**



- End Town House
- 4 Bedrooms/ 1 Reception Room
- Ground Floor Bathroom With Shower Area
- First Floor Modern Shower Room
- Deluxe Gloss Kitchen
- PVC Double Glazed Windows
- Private Parking Bay To Front
- Excellent Investment Opportunity
- Gas Central Heating/ Corner Site
- Close To All Local Amenities

**PRICE Offers Over £78,500**

*Positioned on a prime corner site this spacious 4 bedroom townhouse benefits from a well planned living layout including a ground floor bathroom with open shower area, modern first floor shower room and modern gloss fitted kitchen. With a high level of interest expected an early viewing is highly recommended.*

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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 HALL

With laminate flooring.

#### LOUNGE 14'2" x 11'4"

Oak effect laminate flooring.

#### OPEN PLAN MODERN GLOSS FITTED KITCHEN/ DINING 17'8" x 10'8"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Space for freestanding cooker with overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Tiled floor.

#### REAR HALL

PVC double glazed door to enclosed garden.

#### BEDROOM 4 12'6" x 10'10"

#### GROUND FLOOR BATHROOM

Comprising pedestal wash hand basin, open shower enclosure with fixed shower screen, panelled bath and low flush w.c. Part tiled walls.

### FIRST FLOOR

#### MODERN SHOWER ROOM

Comprising pedestal wash hand basin with mono block tap, button flush w.c. and quarter rounded shower cubicle. Tiled floor. Complementary wall tiling.

#### BEDROOM 1 12'0" x 10'8"

Laminate flooring.

#### BEDROOM 2 10'2" x 10'1"

At max.

#### BEDROOM 3 10'0" x 7'4"

At max. Storage cupboard.

#### OUTSIDE

Neat well maintained garden to front and side in lawn screened by fence.

Paved private parking forecourt.

Private enclosed garden to rear.

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		

### IMPORTANT NOTE TO ALL PURCHASERS:

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