

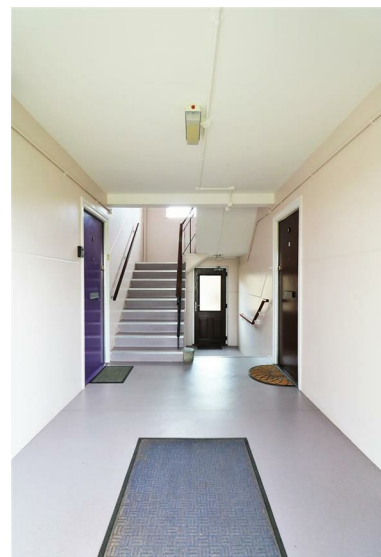
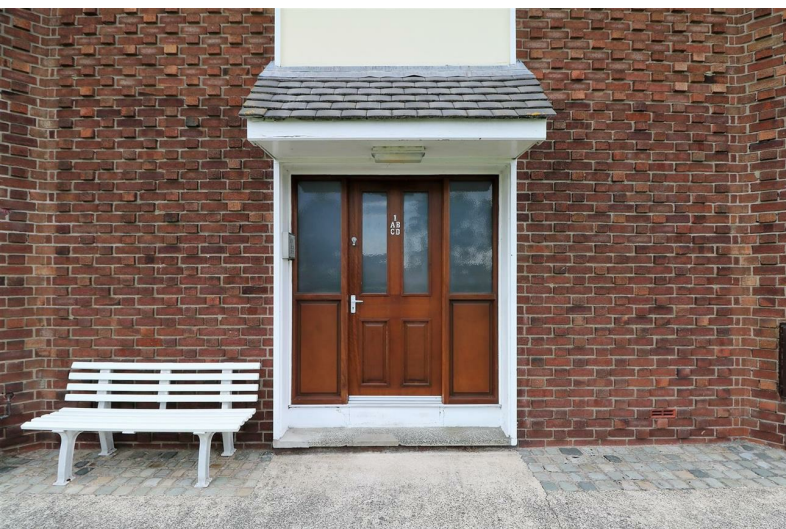


1A Bracken Way, Newtownabbey, BT37 9PT

- Ground Floor Apartment
- Lounge; Focal Point Fireplace
- Deluxe Shower Room With White Suite
- Private Garden Area To Front
- Convenient Location; Immaculately Presented
- One Well Proportioned Bedroom
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Yard To Rear; Allocated Store
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £54,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Hardwood double glazed front door with matching double glazed side screens. Stairwell leading to first floor. PVC double glazed rear door.

#### PRIVATE ENTRANCE HALL

Hardwood front door. Wood laminate floor covering.

#### LOUNGE 12'6" x 12'1"

Focal point fireplace with polished granite inset, matching hearth and timber surround. Electric fire insert. Picture window to front elevation. Wood laminate floor covering.





## **KITCHEN WITH INFORMAL DINING AREA 11'9" x 7'7"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Space for cooker with retractable extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Shelved larder store. Fully tiled walls. Tiled floor.

## **BEDROOM 1 robes**

Picture window to front elevation. Fitted wardrobes in part panelled / part mirrored sliding doors with gas fired central heating boiler inset.

## **DELUXE SHOWER ROOM**

Contemporary, white three piece suite comprising quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Fully panelled walls. PVC panelling to ceiling.

## **EXTERNAL**

Private garden to front finished mainly in lawn.

Communal rear yard.

Allocated external store.

External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, one bedroom, ground floor apartment with private garden area to front, situated within the popular and conveniently located Rush Park area, Doagh Road, Newtownabbey. The property comprises communal entrance hall, private entrance hall, lounge with focal point fireplace, kitchen with informal dining area, one well proportioned bedroom, and deluxe shower room with white three piece suite. Externally the property enjoys private garden area to front finished mainly in lawn, access to communal rear yard and allocated external store. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.**



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>	<b>69</b>	<b>74</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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