



1 Brackens Dale, Newtownabbey, BT36 6UJ

- Detached Family Home
- Two+ Reception Rooms
- Family Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Fully Enclosed Side And Rear Gardens
- Four Bedrooms; Principal With En Suite
- Modern Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Sought After Development; Immaculately Presented

Offers Over £275,000

EPC Rating C



1 Brackens Dale, Newtownabbey, BT36 6UJ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, double glazed, composite front door with PVC double glazed side screens. Tiled floor. Stairwell leading to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece comprising pedestal wash hand basin and WC. Tiled floor.

LOUNGE 18'6" x 11'8" (into bay)

Box bay window to front elevation. Focal point feature stove set on slate tile hearth. Solid wood flooring.

FAMILY ROOM 14'2" x 11'8"

Solid wood flooring. PVC double glazed French doors with matching double glazed side screens leading to patio area.



KITCHEN THROUGH DINING ROOM 19'4" x 12'0" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting quartz work surface with matching upstands. Inlaid stainless steel sink unit with swan neck mixer tap. Integrated double oven. Integrated touch screen induction hob with extractor canopy and quartz splash back over. Space for fridge freezer. Integrated dishwasher. Tiled floor. PVC double glazed door leading to rear garden. Access into:

UTILITY ROOM 10'10" x 6'1"

Range of low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Plumbed for automatic washing. Space for tumble dryer. Space for fridge freezer. Splash back tiling to walls. Tiled floor. PVC double glazed rear door.

FIRST FLOOR

LANDING

Access via slingsby style ladder to fully floored roof space with light and gas fired central heating boiler. Access to shelved store.

PRINCIPAL BEDROOM 15'4" x 11'8"

Coving to ceiling.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, vanity unit and WC. Electric shower unit. Splash back tiling to wash hand basin. Tiled floor with matching skirting. Chrome towel radiator.

BEDROOM 2 14'11" x 10'10"

Wood laminate floor covering. Dual aspect windows with feature corner window.

BEDROOM 3 14'9" x 12'0" (wps)

Wood laminate floor covering. Built in double wardrobe with mirrored sliding doors.

BEDROOM 4 8'5" x 8'4"

Original timber flooring.

DELUXE FAMILY BATHROOM

White four piece suite comprising claw foot freestanding bath with mixer tap and telephone handle shower attachment, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Part tiled walls. Tiled floor with matching skirting.

EXTERNAL

Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery. Private driveway area finished in tarmac. Fully enclosed side and rear gardens finished in lawn, paved patio areas, decorative stone, blue slate chippings and range of shrubbery. External lighting and power points. Outside tap.





MATCHING DETACHED GARAGE 19'0" x 10'4"

PVC coated roller shutter door, separate service door, light, power and water tap.

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, four bedroom / two+ reception, detached family home with private driveway area, matching detached garage and fully enclosed gardens, occupying a prime corner site within the popular and conveniently located Brackens development, Carnmoney, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with focal point feature stove, separate family room with PVC double French doors leading to patio area, kitchen through dining with modern fitted kitchen, utility room, four well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe family bathroom with white four piece suite. Externally the property enjoys private driveway area finished in tarmac, matching detached garage, front garden finished in lawn, decorative stone and range of plants, trees and shrubbery, and fully enclosed side and rear gardens finished in lawn, paved patio areas, decorative stone, blue slate chippings and range of shrubbery. Other attributes include gas fired central heating and PVC double glazing. Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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 	

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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

TheNegotiator Awards 2019
REGIONAL AGENCY OF THE YEAR
NORTHERN IRELAND
GOLD

WE ARE MACMILLAN. CANCER SUPPORT