



20 Braemar Court, Newtownabbey, BT36 5GA

- Own Door, First Floor Apartment
- Bay-Fronted Lounge
- Fully Tiled Bathroom; Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Economy 7 Heating
- Private Driveway; Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £89,950

EPC Rating D



20 Braemar Court, Newtownabbey, BT36 5GA



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

PVC panelled front door. Stairwell to first floor. Access to cloakroom, hot press and roof space.

#### LOUNGE 16'1" x 11'6"

Bay window to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA 9'8" x 7'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven. Plumbed and space for washing machine. Space for under counter fridge. Fitted breakfast bar unit. Fully tiled walls. Tiled floor.



**BEDROOM 1 10'2" x 11'5"**

**BEDROOM 2 12'0" x 8'9"**

**FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and folding glass shower screen over bath.

**EXTERNAL**

Private driveway, finished in brick pavior.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden, finished mainly in lawn.

Garden store.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

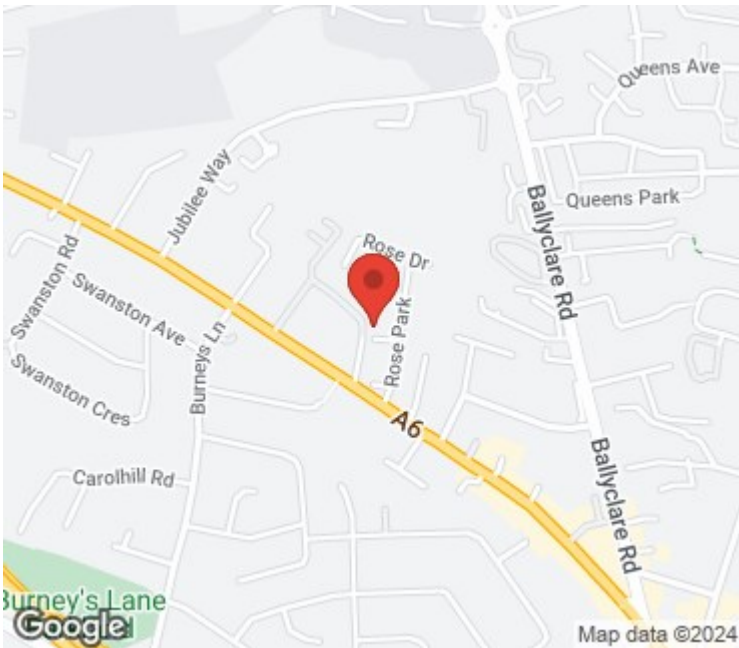
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**COLIN GRAHAM RESIDENTIAL**  
 ...WE SELL HOUSES



*Well presented, own door, first floor apartment, within the conveniently located Braemar Court development, Antrim Road, Glengormley, Newtownabbey. The property comprises private entrance hall, bay-fronted lounge, kitchen with informal dining area, two well-proportioned bedrooms, and fully tiled bathroom with white three piece suite. Externally, the property enjoys private driveway, finished in brick pavior, and rear garden, finished mainly in lawn. Other attributes include PVC double glazing and Economy 7 heating. 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) A			
(81-91) B			
(69-80) C			75
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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 and 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



Awards



**WE ARE MACMILLAN.**  
 CANCER SUPPORT