

5 Brackens View, Newtownabbey, BT36 6US



- Impressive Double Fronted Family Home
- 4 Bedrooms
- 2+ Receptions
- Luxury Shaker Style Fitted Kitchen with Casual Dining Aspect
- Highly Regarded Established Residential Location
- Modern Furnished Cloak Room
- Contemporary Four Piece Family Bathroom Suite
- Attached Garage with Twin Parking Bays
- PVC Double Glazing / Oil Fired Central Heating
- Superb Landscaped Private Garden With Cabin

PRICE Offers Over £309,950

Positioned within a highly regarded established development enjoying a professionally landscaped private rear garden screened by unspoilt open countryside. This beautifully presented double fronted detached family home is perfect for the purchaser looking for a modern home with a turn key style specification at a realistic price. This home enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, open plan modern shaker style kitchen with casual dining aspect, contemporary four piece family bathroom, deluxe en suite shower room and furnished modern cloakroom. The property further benefits from a fixed cabin / garden room that is perfect evening entertaining or home office. With a high level of interest anticipated 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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hard wood front door with matching glazed side screens into front entrance porch. Hard wood front door with glazed inset and matching side screens into spacious well presented entrance hall. Under stairs storage cupboard.

LOUNGE 25'11" x 13'1"

Into bay window. Feature inglenook style fireplace with cast iron multi fuel stove and tiled hearth. Quality hard wood effect laminate flooring. PVC double glazed door with matching side screens to rear patio area.

FAMILY ROOM 14'9" x 12'1"

PVC double glazed French doors to rear.



LUXURY KITCHEN WITH DINING ASPECT 14'1" x 13'1"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl stainless steel single drainer sink unit with mono bloc tap. Boasting a range of integrated appliances to include oven, separate four ring gas hob with overhead extractor fan housed in stainless steel canopy and dishwasher. Glass display cabinets. Part tiled walls. Picture style window. Recessed lighting.

UTILITY 7'10" x 6'6"

Equipped with a range of low level fitted units. Single drainer stainless steel sink unit with swan neck mixer tap and tiled splash back. Plumbed for washing machine. Space for American style Fridge Freezer. PVC double glazed door to rear garden.

FURNISHED CLOAK ROOM

Comprising vanity unit wash hand basin with mono bloc tap and button flush WC. Chrome towel radiator.



FIRST FLOOR

Access to part floored roof space via slingsby ladder.

BEDROOM 1 15'1" x 13'1"

At max. Built in modern four bay slide robes. Built in storage cupboard.

LUXURY ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, floating vanity in graphite grey finish with top mounted wash hand basin and mono bloc tap, button flush WC. Tiled floor. Velux window.



BEDROOM 2 14'5" x 12'1"

Dual velux window aspect.

BEDROOM 3 13'1" x 10'7"

Impressive views extending to surrounding country side.

BEDROOM 4 13'1" x 10'5"

Presently used as dressing room. Velux window.



CONTEMPORARY FOUR PIECE FAMILY BATHROOM

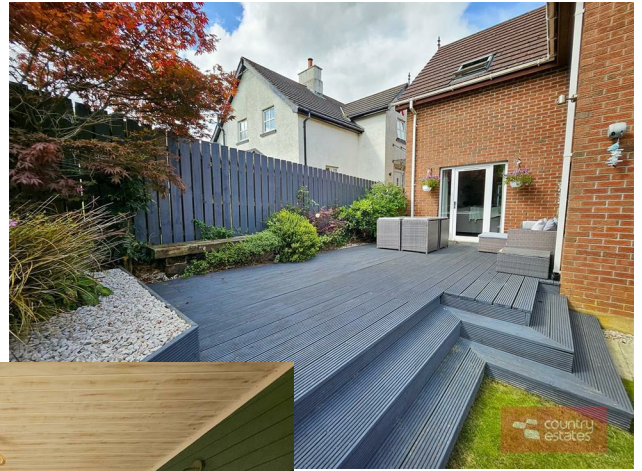
Comprising bath with swan neck mixer tap, shower cubicle with drench style shower and hand shower attachment, button flush WC and vanity unit with swan nick mixer tap. Tiled floor, co-ordinating tiled walls with decorative border trim. Shelved hot press cupboard.

OUTSIDE

Neat garden to front in lawn. Driveway to side for off street parking.

Private professionally landscaped garden to rear laid in part neat lawn with raised planter beds screened by a variety of mature plants and shrubs and bordered by open countryside. Feature American Style raised deck area perfect for family barbecues. Cabin / Garden room (10'2" x 9'10") with twin double glazed french doors and full height double glazed window.

Garage (18'4" x 9'6") With roller shutter door. PVC double glazed door to rear garden. Power and light.



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		
(11-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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