

For Sale

Asking Price: £315,000

SimonBrien



1 Brackens Mews,
Newtownabbey, BT36 6UH

[simonbrien.com](https://www.simonbrien.com)

Description

We are delighted to offer for sale this exceptionally well appointed and superbly presented family home which is ideally located in The Brackens development in Newtownabbey, close to all local amenities within the area and within comfortable commuting distance of Belfast and other surrounding towns.

The accommodation which is well proportioned throughout comprises of four bedrooms, principal bedroom with ensuite, two reception rooms, well-appointed fully fitted kitchen, utility room and family bathroom.

Externally, the property benefits from fully enclosed private garden to rear with countryside views., detached garage and generous driveway parking.

Set within a cul-de-sac of 5 only homes this is the ideal choice for the growing family in today's market. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

Accommodation

Entrance Porch
PVC Door to Entrance Porch, inner door to Entrance Hall, tiled floor

Cloakroom
Low flush WC, Wash hand basin with vanity unit

Special Features & Services

- Attractive Detached Family Home Set Within Cul-De-Sac Of Five Only Properties
- Generous Well-Presented Accommodation Throughout
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fully Fitted Kitchen with Casual Dining
- Separate Utility Room
- Family Bathroom, Ensuite And Downstairs Cloakroom
- Oil Fired Central Heating
- PVC Double Glazing
- Detached Garage
- Driveway With Generous Parking
- Fully Enclosed Rear Garden In Lawns, Patio and Decking with Countryside Views
- Popular And Much Sought After Location Close To All Local Amenities Within The Newtownabbey Area And Within Comfortable Commuting Distance Of Belfast City Centre
- Viewing By Private Appointment



Living Room

21'6" x 13'2" (6.55m x 4.01m):
Attractive Feature Fireplace, open fire, oak flooring



Family Room

14'4" x 12'2" (4.37m x 3.7m):
Double doors to rear garden



Kitchen/Dining
18'3" x 13'2" (5.56m x 4.01m):
Kitchen – High and Low Level units, inset sink, Central Island unit, granite worktops, oven and hob, fridge freezer and dishwasher

Utility Room
8' x 6'7" (2.44m x 2m):
High and Low level units, inset sink, plumbed washing machine, door to rear



First Floor

Bedroom 1
21'5" x 13'2" (6.53m x 4.01m):
Range of Fitted Units



Ensuite Bathroom
Fully Tiled Shower Enclosure, low flush WC, wash hand basin



Bedroom 2
14'3" x 12'2" (4.34m x 3.7m):



Bedroom 3
13'2" x 10'6" (4.01m x 3.2m):



Bedroom 4
13'2" x 10'6" (4.01m x 3.2m):



Bathroom
10'1" x 8'9" (3.07m x 2.67m):
Corner bath, mixer taps, telephone hand shower, shower enclosure, low flush WC, pedestal wash hand basin, hotpress



Landing
access to partially floored roofspace

Outside
Gardens in lawns, patio, decking and gazebo, countryside views

Detached Garage
19'3" x 9'9" (5.87m x 2.97m):
Light and power, roller door, oil fired boiler



VALUER

Mark Leinster

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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