

8 BRAESIDE PARK

Doagh Road
Newtownabbey BT36

- Well Presented Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern High Gloss Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £164,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc front door, wood laminate flooring, stairs to first floor

LOUNGE

13'8" x 12'2" (4.17m" x 3.71m")
Wood laminate flooring, open to

KITCHEN / DINER

17'0" x 9'3" (5.18m" x 2.82m")
Range of high gloss fitted units, formica worktop, stainless steel sink unit, oven, hob, extractor fan, fridge / freezer space, integrated dishwasher, integrated washer / dryer, breakfast bar area, porcelain walls.

tiled floor, pvc double glazed door to garden

CONSERVATORY

10'0" x 8'3" (3.05m" x 2.51m")
Wood laminate flooring, pvc double glazed double doors to garden

FIRST FLOOR

LANDING

Stairs to floored roofspace

BATHROOM

White suite comprising pedestal wash hand basin, low flush wc, panellled bath, shower above, glass shower screen, pvc panellled

BEDROOM 1

9'5" x 9'5" (2.87m" x 2.87m")
Built in wardrobe

BEDROOM 2

11'10" x 9'5" (0.56m" x 2.87m")
Wood laminate flooring

BEDROOM 3

8'11" x 7'3" (2.72m" x 2.21m")
Built in cupboard

ROOFSPACE

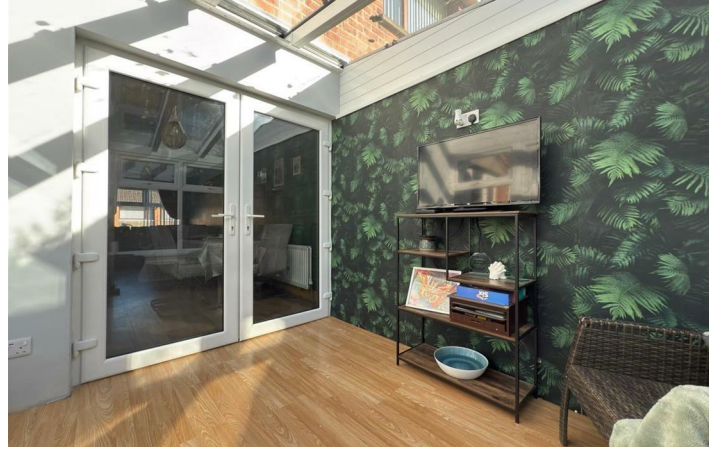
Pvc window, floored roofspace

OUTSIDE

Concrete driveway to side
Gardens to front and side in lawn
Concrete patio area to rear



Directions



Floor Plan

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