

## 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

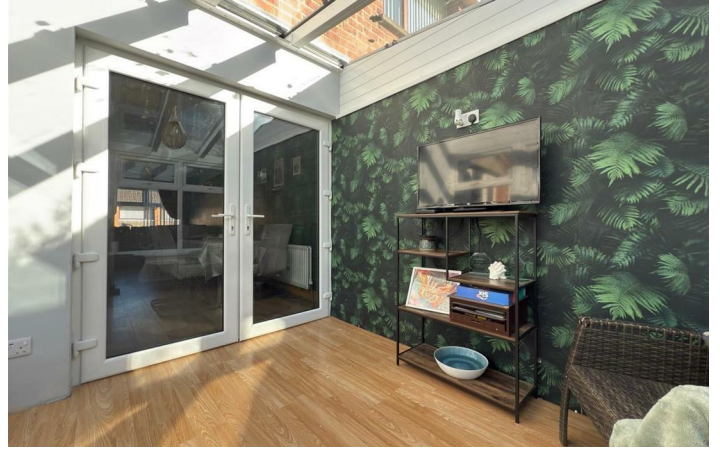
Pvc window, floored roofspace

#### OUTSIDE

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

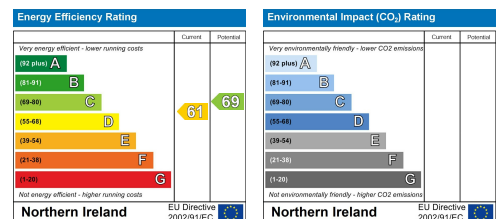


## Directions



# Floor Plan

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