

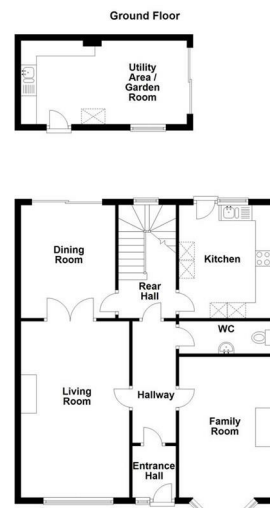


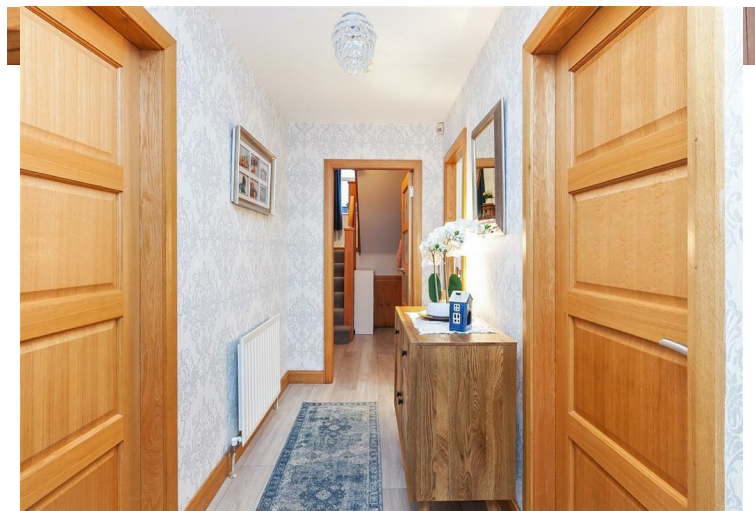
41 The Brackens, Newtownabbey, BT36 6SH

- Spacious Detached Family Home
- Three Separate Reception Rooms
- Deluxe Bathroom With Three Piece Suite
- Rear Hall; Furnished Cloakroom
- Gardens Front And Rear
- Four Bedrooms; Principal With En Suite
- Modern Fitted Jitchen
- Gas Heating; PVC Double Glazing
- Private Driveway; Garden Room
- Elevated Rural Views; Immaculately Presented

Offers Over £285,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Glass panelled door, leading to:

ENTRANCE HALL

Wood laminate floor covering. Glass panelled door, leading to rear hall.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'5" x 11'5"

Open fire in tiled fireplace with matching hearth and carved timber surround. Wood laminate floor covering. Coving to ceiling. Glass panelled French doors leading to dining room.

FAMILY ROOM 17'0" x 9'10" (wps)

Bay window to front elevation. Open fire in tiled fireplace with matching hearth and carved timber surround. Wood laminate floor covering.



DINING ROOM 11'8" x 10'0"

Wood laminate floor covering. PVC double glazed, sliding patio doors to rear garden.

KITCHEN 12'0" x 9'8"

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 stainless steel extractor hood over. Integrated oven and microwave oven. Integrated fridge, separate freezer, dishwasher and washing machine. Splashback tiling to walls. LVT flooring. PVC double glazed door to patio.

REAR HALL

Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

FIRST FLOOR

LANDING

Feature window to half landing. Access to shelved store and roof space.

PRINCIPAL BEDROOM 18'0" x 10'4" (wps)

Comprehensive range of built in wardrobes and storage. Wood laminate floor covering.

FULLY TILED DELUXE ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Electric shower. Chrome towel radiator.

BEDROOM 2 13'6" x 10'5" (wps)

Wood laminate floor covering.

BEDROOM 3 11'3" x 10'0"

Comprehensive range of fitted wardrobes and storage units. Wood laminate floor covering. Rural views.

BEDROOM 4 11'4" x 9'10" (wps)

Wood laminate floor covering. Elevated rural views.

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn and range of shrubs.

Private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and brick pavior.

GARDEN ROOM 17'7" x 9'0"

Range of fitted storage units with contrasting, Quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Access to roof space. PVC double glazed, sliding patio doors. Separate service door to side. Power, light and double radiator.





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.



Immaculately presented, spacious, four bedroom, three reception, detached family home, located within the well sought after Brackens development, Carrmonee, Newtownabbey.

The property comprises entrance porch, entrance hall, furnished cloakroom, lounge with open fire, separate family room with open fire, dining room, modern fitted kitchen, rear hall, four well proportioned first floor bedrooms, to include principal bedroom with fully tiled deluxe en suite shower room, and deluxe fully tiled bathroom with contemporary three piece suite.

Externally the property enjoys private driveway finished in tarmac, front garden finished in lawn and range of shrubs, fully enclosed rear garden finished in lawn and brick pavior, and garden room encompassing range of fitted storage units, plumbed and space for washing machine, power, light and double radiator.

Other attributes include gas fired central heating, PVC double glazing and elevated rural views.

Early viewing highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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 are 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

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