

11 Brackens Dale, Newtownabbey, BT36 6UJ

For Sale
Offers Over
£164,950

This is a most impressive Semi Detached Villa located in a quiet cul de sac location in the ever popular Brackens development. The property offers generous family accommodation extending to approximately 1400 Square feet and also benefits from a spacious private garden to the rear. We strongly recommend early viewing to fully appreciate all this home has to offer.



Energy Efficiency Rating D.

T: 028 9080 0000





Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	70
E 39-54		
F 21-38		
G 1-20		

- Spacious semi detached villa in highly regarded residential development
- 3 Bedrooms (master with ensuite shower room)
- Generous lounge with open hearth
- Fitted kitchen open plan to
- Casual dining area with French doors to rear
- Modern white bathroom suite with separate shower cubicle
- Ground floor cloaks
- Double glazing in UPVC frames
- Gas fired central heating
- Spacious garden to rear with decked patio area



The property comprises:

GROUND FLOOR

ENTRANCE HALL: Ceramic tiled flooring, hardwood front door, feature glass blocks.

CLOAKS: Low flush WC, wash hand basin, tiled splashback, ceramic tiled flooring

LOUNGE: 18' 0" or 16'6" x 14' 0" into bay (5.49m x 4.27m) Solid wood flooring, hole in wall style fireplace, open fire, slate tiled hearth, corning.

KITCHEN: 18' 00" x 11' 9" or 9'7" (5.49m x 3.58m or 2.92) Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for washing machine, glazed display unit. Double glazed French doors to rear, casual dining area, wall tiling and ceramic tiled flooring.

FIRST FLOOR

LANDING: Laminate wood flooring, shelved linen cupboard

BEDROOM 1: 13' 11" x 11' 9" (4.24m x 3.58m)
Laminate wood flooring, range of built in robes plus

double built in robes, dressing table, over head storage.

ENSUITE SHOWER ROOM: Glazed shower cubicle, thermostatically controlled shower, low flush WC, ceramic tiled flooring

BEDROOM 2: 9' 11" x 9' 8" (3.02m x 2.95m) Plus recess, view towards Knockagh.

BEDROOM 3: 9' 8" x 7' 9" (2.95m x 2.36m) View towards Knockagh

BATHROOM: Modern white suite, comprising: panelled bath, pedestal wash hand basin, low flush WC, separate shower cubicle, Mira sport electric shower, wall lighting and ceramic tiled flooring.

OUTSIDE

Front: Open plan in lawn. Tarmac driveway to side.
To rear: Enclosed garden to rear, decked patio area, boiler house with gas fired boiler



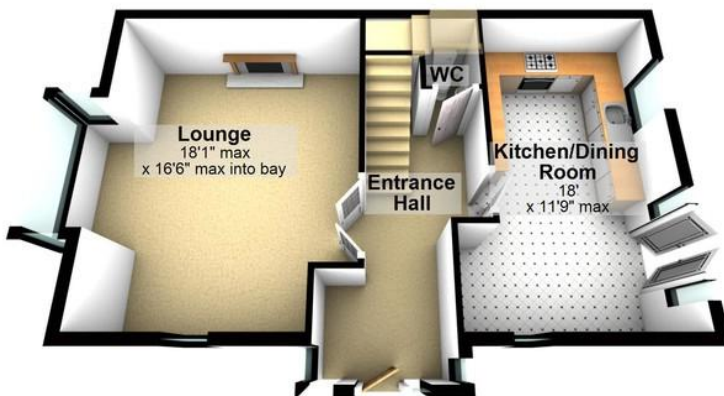




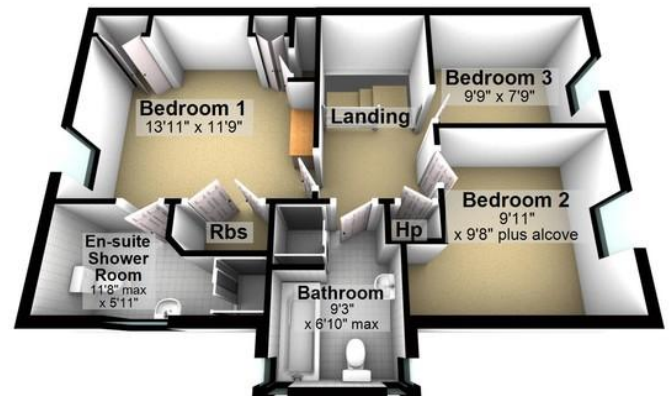




Ground Floor



First Floor



McMillan

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Honesty Integrity Respect

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
call in or
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