



## 4 BRAESIDE PARK

Doagh Road  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Coloured Bathroom Suite
- PVC Double Glazing
- Economy 7 Heating
- Detached Garage

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

**Offers Around £129,950**

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### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE PORCH

Pvc double glazed front door, tiled floor

##### LOUNGE

Open tread staircase, stone effect mock fireplace with tv shelf, two economy 7 heaters, part open to kitchen / diner

##### KITCHEN / DINER

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, cooker space, extractor fan, fridge /

freezer space, plumbed for washing machine, partly tiled walls, tiled floor in kitchen, economy 7 heater, double glazed sliding patio doors to conservatory.

##### CONSERVATORY

Tiled floor, electric wall mounted heater, pvc double glazed door to rear

##### FIRST FLOOR

##### LANDING

Hotpress, access to roofspace

##### BEDROOM 1

Built in wardrobe, economy 7 heater

##### BEDROOM 2

Economy 7 heater

##### BEDROOM 3

Built in cupboard, economy 7 heater

##### BATHROOM

Coloured suite comprising bath, electric shower above, sliding screen, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor

##### OUTSIDE

Paved driveway leading to an attached garage  
Garden to front in lawn  
Paved garden to rear



### Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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