

## 15 BRAESIDE PARK

Doagh Road  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing & Gas
- Detached Garage
- Cul De Sac Position

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 £169,950**

# 15 Braeside Park

Doagh Road, Newtownabbey, BT36 6AS



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

13'9" x 13'8" (4.19m" x 4.17m")

Attractive fireplace, tiled inset, wood laminate flooring, radiator, double glass panelled doors to kitchen / diner

#### KITCHEN / DINER

17'0" x 9'5" (5.18m" x 2.87m" )

Range of high and low level units, high gloss worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, stainless steel extractor fan, integrated fridge & freezer, plumbed for washing machine, partly tiled walls, wood laminate tile effect flooring, radiator, open to family room

### FAMILY ROOM

11'5" x 9'10" (3.48m" x 3.00m")

Radiator, pvc double glazed double doors to rear

### FIRST FLOOR

#### LANDING

Storage cupboard, access to roofspace

#### BEDROOM 1

11'11" x 9'5" (3.63m" x 2.87m" )

Built in wardrobe, radiator

#### BEDROOM 2

9'5" x 9'4" (2.87m" x 2.84m")

Built in wardrobe, wood laminate flooring, radiator

#### BEDROOM 3

8'11" x 7'3" at widest (2.72m" x 2.21m" at widest )

Built in cupboard, radiator

### BATHROOM

White suite comprising bath, thermostatic shower above, screen, vanity unit, enclosed cistern wc, fully pvc panelled walls, chrome heated towel radiator

### OUTSIDE

Tarmac driveway leading to a carport and detached garage

Garden to front in lawn

Paved garden to rear with part laid in lawn



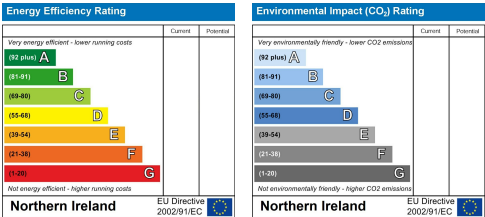
## Directions





Floor Plan

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