



43 Braden Glen, Newtownabbey, BT37 9BG

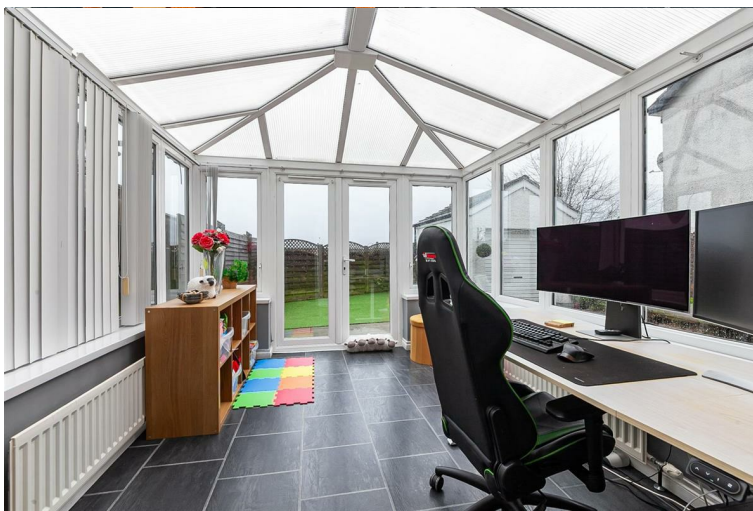
- Semi Detached Home
- Lounge
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms
- Conservatory
- Deluxe Bathroom; White Suite
- Private Driveway
- Fully Enclosed Rear Garden

Offers Over £149,950

EPC Rating



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 12'4" x 11'4"

Focal point fireplace. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'2" x 10'4"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless splashback and extractor hood over. Integrated oven. Plumbed and space for washing machine. Splashback tiling to walls. Tile effect wood laminate floor covering. PVC double glazed door to driveway. Glass panelled French doors leading to:



CONSERVATORY 13'6" x 9'8"

PVC double glazed frame with matching French doors to rear garden. Tile effect wood laminate floor covering.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 11'10" x 9'2"

Timber flooring.

BEDROOM 2 10'11" x 10'3"

View towards Belfast Lough. Fitted wardrobes in glass and mirrored panelled sliding doors.

BEDROOM 3 8'5" x 7'10" (wps)

Timber flooring.

DELUXE BATHROOM

White, three piece suite comprising panelled corner bath, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Double gates leading to further driveway area.

Electric car charging point.

External lighting.

Fully enclosed rear garden finished in artificial grass, timber decking and paved patio area.

Outside tap.

MATCHING DETACHED GARAGE 12'9" x 8'11" (approx)

PVC coated roller shutter door. Separate timber service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Well presented, three bedroom semi detached home with conservatory extension, private driveway and garage, conveniently situated within Braden Glen, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, conservatory, three bedrooms, and deluxe bathroom, with white three piece suite.

Externally, the property enjoys private driveway, garage and low maintenance, fully enclosed rear garden.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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