



Located within the ever-popular Brambles development, this attractive family home offers beautifully presented, spacious accommodation in a peaceful cul-de-sac setting.

The ground floor comprises a welcoming lounge featuring a wood-burning stove, along with a contemporary modern kitchen complete with a large breakfast island, opening into the family and dining area. There is also a generous utility room and a ground floor WC.

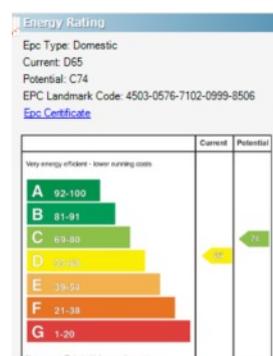
On the first floor are four well-proportioned bedrooms, including a principal bedroom with ensuite and family bathroom.

Externally, the property boasts a large driveway providing ample parking, along with a detached garage that has been converted into a gym and storage room. The private rear garden has been thoughtfully landscaped and is ideal for outdoor entertaining.

Offers Over  
£395,000

36 Bramble Glen,  
NEWTOWNABBEY,  
BT37 0LA

Viewing by  
appointment  
through agent  
028 9066 3030





- Attractive detached family home in quiet cul-de-sac location in popular development
- Spacious living room with Cast iron woodburning stove and double french doors leading to rear garden
- Contemporary modern kitchen with 3 meter long island, granite worktops, high end Siemens appliances, open to ample living family and dining room, with French doors leading to rear garden
- Ground floor WC/ large utility room
- Four bedrooms, principal with en suite shower room
- Family bathroom with white suite
- Private landscaped gardens to rear with paved patio area, artificial grass, ideal for outdoor entertaining, and children at play
- Front driveway with ample parking for 4 cars leading to detached garage, Currently used as a gym/storage
- Oil fired central heating/ UPVC double glazed windows/ EV car charging point
- Short drive to local shops and schools

The Property Comprises:

Ground Floor

Oak uPVC double glazed front door to . . .

RECEPTION HALL: Porcelain tiled floor, minstrel gallery, desk and study area under stairs.

DOWNSTAIRS W.C.: White suite comprising low flush wc, , chrome heated towel rail, floating wash hand basin, porcelain tiled floor.



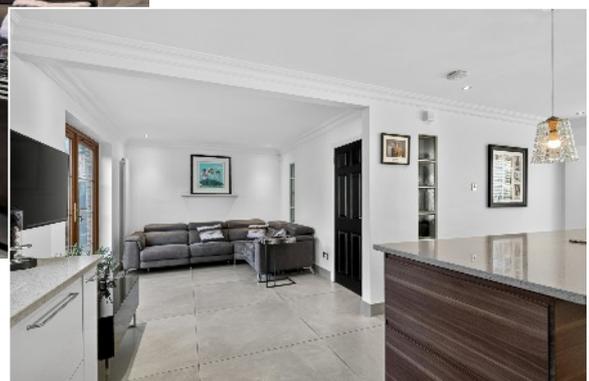
LIVING ROOM: 23' 5" x 13' 0" (7.14m x 3.96m) Oak wooden floor, cornice ceiling, cast iron wood burning stove with slate hearth, oak uPVC double glazed French doors to rear garden.



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KITCHEN/LIVING/DINING AREA: 23' 5" x 23' 3" (7.14m x 7.09m) (L-shaped, at widest points and into bay window). Contemporary, modern, fully fitted kitchen with excellent range of high and low level units, granite worktops, single drainer double stainless steel sink unit with mixer tap, integrated Siemens four ring induction hob with suction extractor fan, integrated double fridge and freezer, built-in Siemens oven and microwave combi oven, integrated Siemens dishwasher, large breakfast island with granite worktop, built-in breakfast bar with seating for eight, cornice ceiling, low voltage spotlights, dual aspect windows. Open to ample family living space with porcelain tiled floor, oak uPVC double glazed French doors to rear garden, pull-out larder cupboards.



UTILITY ROOM: 13' 7" x 7' 4" (4.14m x 2.24m) Granite worktops, double drainer Belfast sink with mixer tap, plumbed for washing machine, space for tumble dryer, integrated fridge, built-in large cupboards, porcelain tiled floor, Velux window, oak uPVC double glazed door to side covered porch, exposed red brick wall.

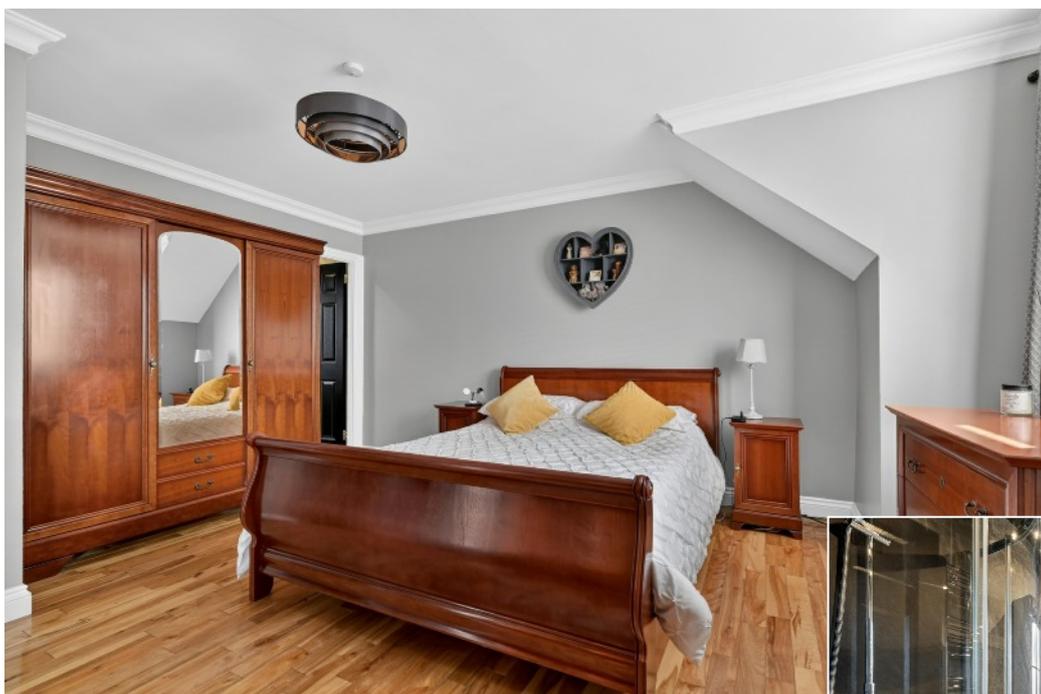


First Floor

LANDING: Cornice ceiling, access to partly floored roofspace with light, hotpress, large airing cupboard with lagged copper cylinder.

BEDROOM (1): 15' 6" x 13' 3" (4.72m x 4.04m) Maple wooden floor, cornice ceiling.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with uPVC panelled splashback and built-in overhead shower unit, marble tiled floor and walls, chrome heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (2): 12' 2" x 11' 4" (3.71m x 3.45m) Maple wooden floor.

BEDROOM (3): 11' 5" x 10' 2" (3.48m x 3.1m) Maple wooden floor.



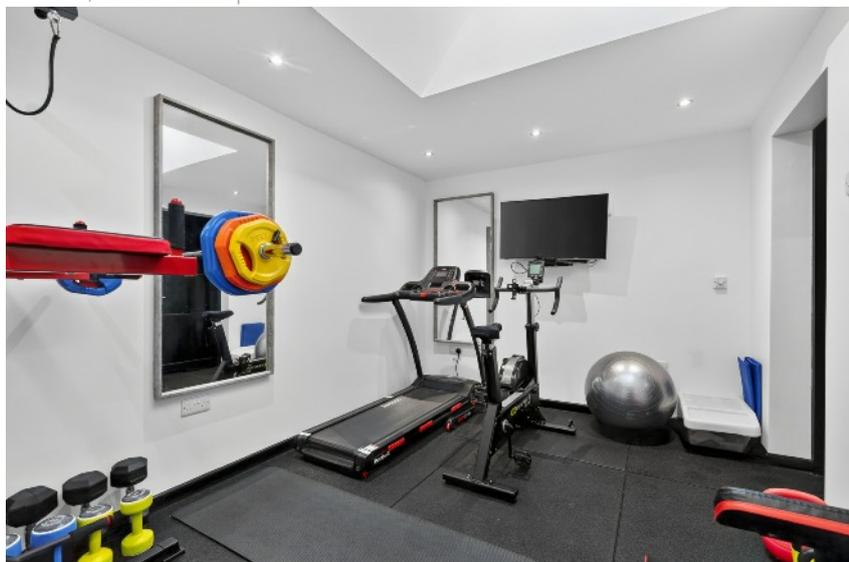
BATHROOM: White suite comprising high flush wc, pedestal wash hand basin, cast iron roll-top, claw foot bath, chrome heated towel rail, built-in shower cubicle with uPVC panelled splashback and built-in overhead shower unit, marble tiled floor, cornice ceiling.



Outside

Brick paved driveway with ample parking to front leading to . . .

GARAGE/GYM: 13' 2" x 9' 5" (4.01m x 2.87m) Velux window, light and power, low voltage spotlights, storage area, electric up and over door.



Front garden laid in lawns. Beautifully landscaped, private, rear garden laid in artificial grass, ideal for children at play, putting green, raised paved patio area ideal for barbecuing and outdoor entertaining, hot and cold water tap, built-in brick barbecue, raised flower beds in shrubs, summer house with excellent storage, feature LED outdoor lighting, box hedging. Electric car charging point. Covered side porch with built-in shelving.





Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Old Carrick Road, turn into Bramble Avenue, take 1st right and immediate left onto Burnet Avenue, at T Junction at bottom, turn left onto Millbury Crescent. Continue to bottom and turn left onto Blackthorn Drive, which then turns into Bramble Glen.

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