

simon**BRIEN**
RESIDENTIAL

35 Braden Glen,
Newtownabbey, BT37 9BG



Asking Price £89,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Ground Floor Apartment
- Well Presented Accommodation Throughout
- Two Generous Bedrooms
- Spacious Living Room
- Modern Kitchen
- Bathroom in White Suite
- Gas Fired Central Heating
- Resident and Visitor Parking
- Popular and Convenient Location close to Shore Road/Motorway Networks providing access to Belfast
- Ideal First Time Buy/Investment Purchase
- Viewing by Private Appointment

SUMMARY

Braden Glen is well located on the periphery of Rathcoole and is within close proximity to all local amenities within the greater North Belfast/Newtownabbey area. Belfast City Centre is approximately 15 minutes away

The subject property is a well presented ground floor apartment with two bedrooms, spacious living room, modern kitchen and bathroom in white suite

Ideal for the first time buyer, young professional or investor viewing is by private appointment through our South Belfast Office on 02890 668888



GROUND FLOOR

LIVING ROOM:

13' 6" x 12' 8" (4.11m x 3.86m)

Laminate floor, storage cupboard



KITCHEN:

9' 7" x 7' 8" (2.92m x 2.34m)

High and Low Level units, inset sink, 4 ring hob, electric oven, plumbed washing machine



BATHROOM:

White suite, panelled bath, mixer taps, telephone hand shower, separate shower enclosure, low flush WC, pedestal wash hand basin



BEDROOM (1):

10' 3" x 8' 6" (3.12m x 2.59m)

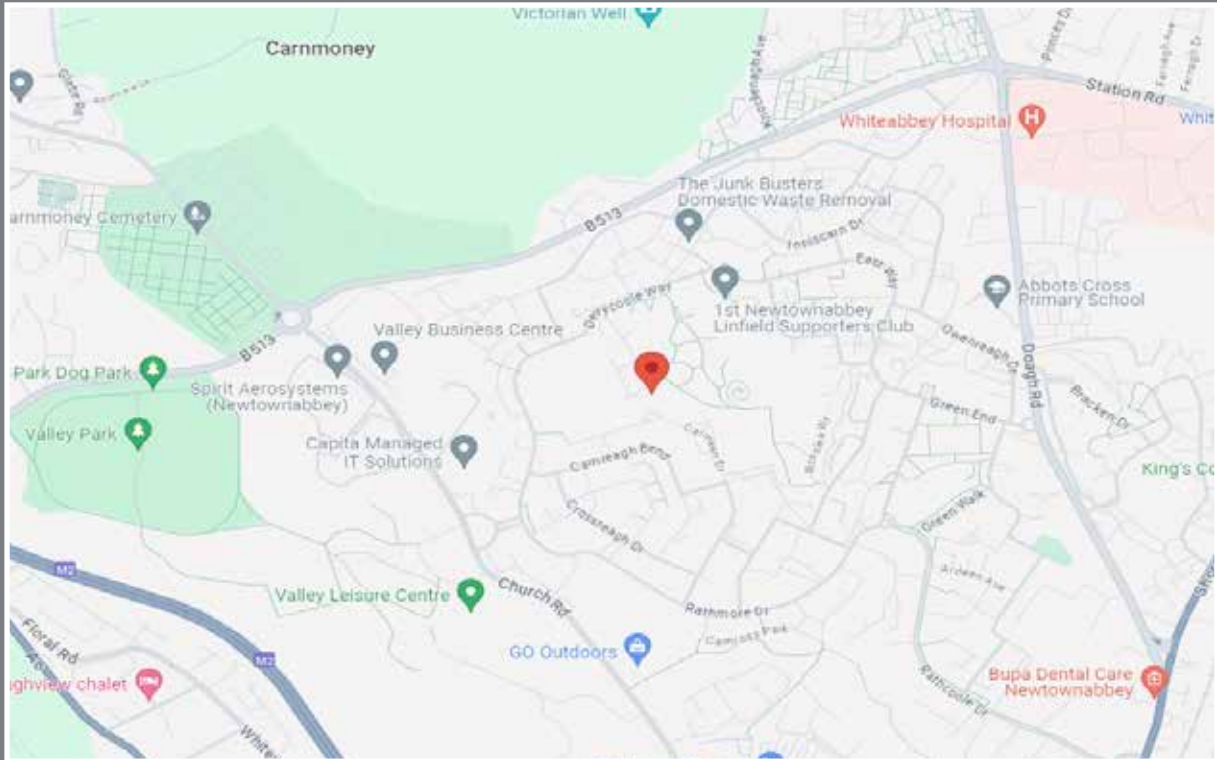


BEDROOM

(2): 10' 4" x 8' 4" (3.15m x 2.54m)



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/24/MB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 6900-1803-0522-4394-3343

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