



40 Ardmillan Drive, Newtownabbey, BT37 9BA

- Mid Terrace Bungalow
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let/Down-Size

Offers Over £139,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Access to store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

LOUNGE 14'1" x 11'3"

Contemporary focal point fireplace.

KITCHEN 10'4" x 8'5"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated double oven and fridge freezer. Plumbed and space for washing machine. Upstands to walls to match work surface. Tiled floor. PVC double glazed door to rear garden.



BEDROOM 1 10'10" x 10'5"

BEDROOM 2 11'7" x 7'0"

BEDROOM 3 11'3" x 7'11" (wps)

Fitted wardrobes in mirror panelled sliding doors.

FULLY TILED SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit.

EXTERNAL

Front garden finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paving and stone.

Outside tap.

External power points.

Outside store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom, mid terrace bungalow, conveniently situated within the Rathcoole area of Newtownabbey.

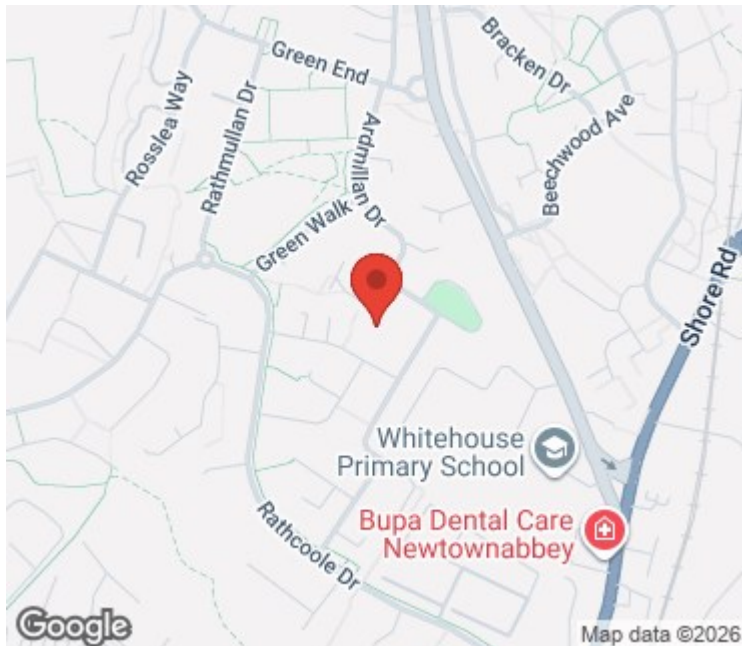
The property comprises entrance hall, lounge, kitchen with informal dining area, three bedrooms and deluxe shower room.


Externally, the property enjoys gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy, buy to let or down-size 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			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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