

simon**BRIEN**
RESIDENTIAL

3 Ardeen Avenue,
Newtownabbey, BT37 5AJ



Offers Over £139,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive End Terrace Family Home
- Beautifully Presented and Deceptively Spacious Accommodation
- Three Generous Bedrooms
- Spacious Living Room
- Modern Fully Fitted Kitchen With Excellent Range Of Integrated Appliances open to Dining
- Contemporary Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Attached Garage
- Garden Room
- Fully Enclosed Rear Garden in lawns and patio
- Excellent Driveway Parking
- Popular And Convenient Residential Location close to local amenities, transport routes and Belfast City Centre
- Viewing by Private Appointment



DESCRIPTION

We are delighted to offer for this beautifully presented end terrace family home. Ideally located close to many local amenities within the area, Belfast City Centre is within comfortable commuting distance and main arterial routes such as the Shore Road and M2 easily accessible.

Internally the property has been modernised throughout and has deceptively spacious accommodation throughout comprising of living room, fully fitted kitchen with excellent range of integrated appliances open to dining, three generous bedrooms and contemporary bathroom in white suite. Externally the property benefits from an enclosed rear gardens, Summer House, attached garage and driveway parking

Likely to be of interest to the professional couple or young family in today's market, we encourage immediate inspection of this fabulous property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

PVC Door to Entrance Hall, storage under stairs



LIVING ROOM:

14' 3" x 12' 0" (4.34m x 3.66m)

Electric fire, double doors to the rear



KITCHEN/DINER:

21' 0" x 10' 4" (6.4m x 3.15m)

High and Low Level units, 4 ring hob, oven, integrated fridge freezer and washing machine



FIRST FLOOR

BEDROOM (1):

14' 2" x 8' 8" (4.32m x 2.64m)

Built in cupboard



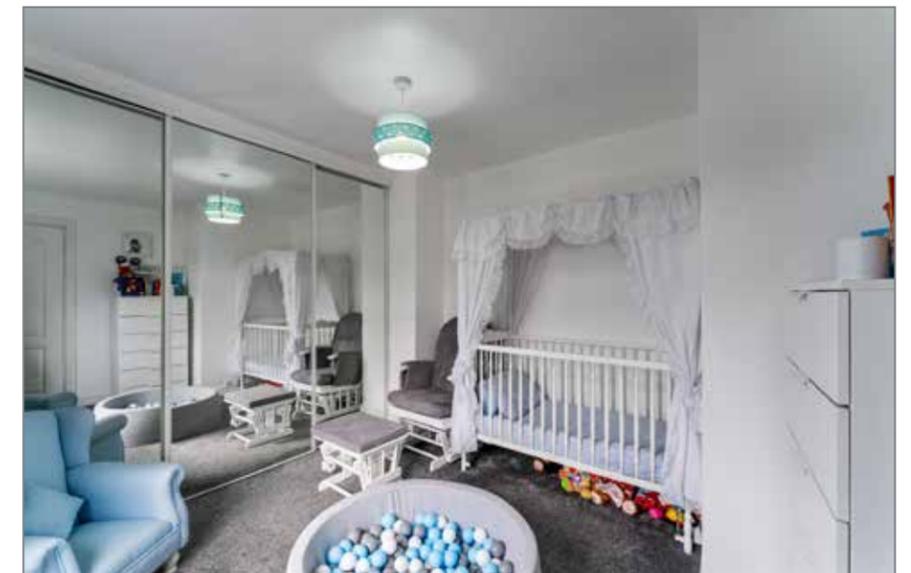
BEDROOM (2):

10' 6" x 9' 8" (3.2m x 2.95m)



BEDROOM (3):

10' 2" x 9' 6" (3.1m x 2.9m)



BATHROOM:

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



OUTSIDE

Gardens to rear – lawns and patio driveway parking

ATTACHED GARAGE:

23' 7" x 9' 2" (7.19m x 2.79m)



LANDING:

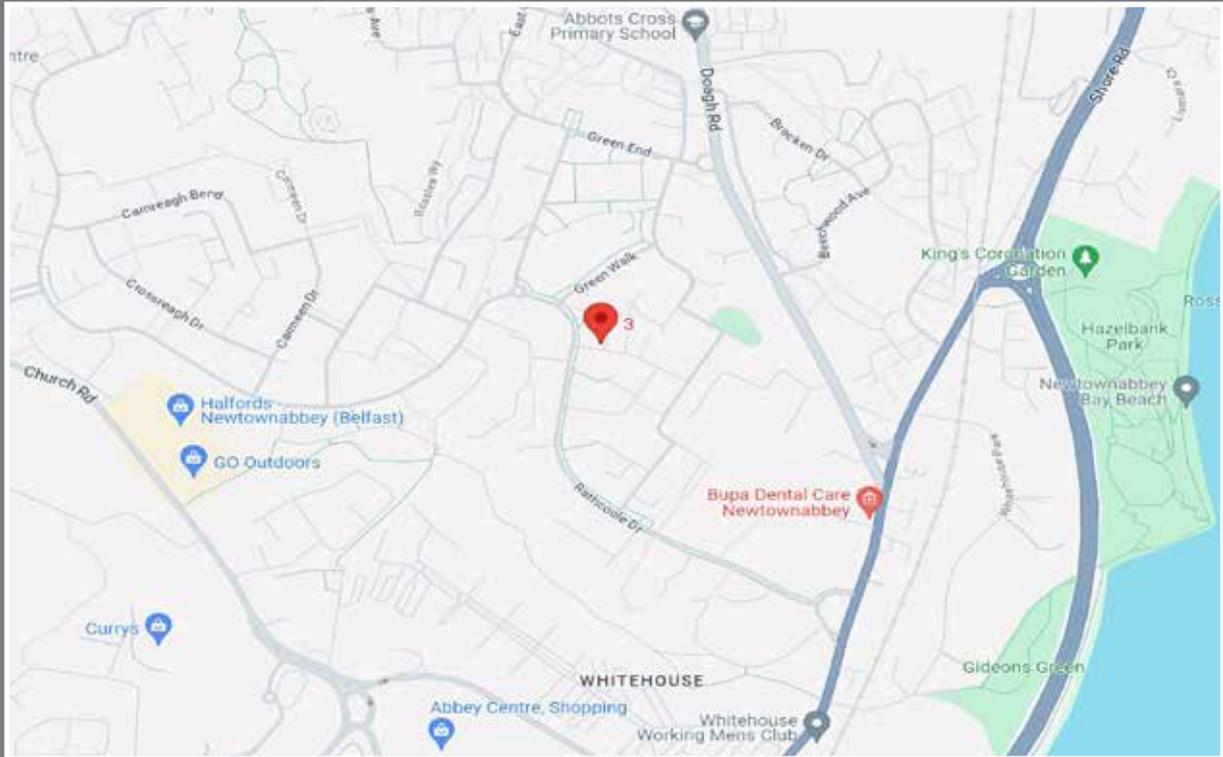
Storage cupboard, access to roofspace

GARDEN ROOM:

9' 7" x 9' 5" (2.92m x 2.87m)



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**



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EPC REF: 9330-0825-6720-7733-7226

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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