



**36 Avonlea Gardens  
 Rathcoole, Newtownabbey, BT37 9AL**

**Offers Over £72,950**

We are delighted to offer for sale this attractive and well presented first floor apartment which is located in a very popular residential area just off the Shore Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with own staircase to apartment, landing with storage cupboard and access to roofspace, lounge with wood laminate flooring, fitted kitchen with space for appliances and a breakfast bar. There are also two bedrooms and a luxury bathroom with free standing bath and corner shower cubicle.

Other benefits include PVC double glazing and gas heating. Outside there is a brick paved driveway and garden at rear.

**Early viewing recommended !!**

# 36 Avonlea Gardens

## Rathcoole, Newtownabbey, BT37 9AL



- First Floor Apartment
- Fitted Kitchen / Diner
- Gas Heating
- 2 Bedrooms
- Luxury White Bathroom
- Driveway
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### FIRST FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, own staircase to apartment

#### LANDING

Storage cupboard, radiator, access to roofspace

#### LOUNGE

15'7" x 10'11" (4.75 x 3.33)  
Wood laminate flooring, radiator

#### KITCHEN

15'4" x 7'11" (4.67 x 2.41)  
High and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freezer space, plumbed for washing machine, breakfast bar, radiator

#### BEDROOM 1

11'0" x 10'10" (3.35 x 3.30)  
Radiator

#### BEDROOM 2

11'1" x 9'0" AT WIDEST (3.38 x 2.74 AT WIDEST)  
Radiator, built in wardrobe.

#### BATHROOM

Luxury white suite comprising free standing bath on chrome feet, floating vanity unit, low flush wc, separate chrome corner shower cubicle, thermostatic shower, tiled floor, chrome heated towel rail

#### OUTSIDE

Brick paved driveway to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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