



21 ARDRANNY DRIVE

Cloughfern Newtownabbey BT36

- End Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Shower Room
- PVC Double Glazing
- Gas Heating
- Popular Location

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

Offers Around £92,500

21 Ardranny Drive

Cloughfern, Newtownabbey, BT36 6BD



ACCOMMODATION COMPRISES REAR HALL

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door

LOUNGE

14'2" x 13'9" at widest (4.32m" x 4.19m" at widest)

Attractive mock fireplace, wood laminate flooring, radiator

KITCHEN / DINER

11'10" x 10'1" (3.61m" x 3.07m")

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, cooker space, extractor fan, plumbed for dishwasher, partly tiled walls, tiled floor, radiator

Tiled floor, plumbed for washing machine, radiator, pvc double glazed black door

FIRST FLOOR

LANDING

Storage cupboard with gas boiler, access to roofspace

BEDROOM 1

10'8" x 10'7" (3.25m" x 3.23m")

Radiator, built in wardrobe

BEDROOM 2

11'8" x 10'7" art widest (3.56m" x 3.23m" art widest)

Radiator, built in wardrobe

BEDROOM 3

8'8" x8'3" at widest (2.64m" x2.51m" at widest)

Radiator, built in wardrobe

SHOWER ROOM

Corner shower cubicle, thermostatic shower, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

OUTSIDE

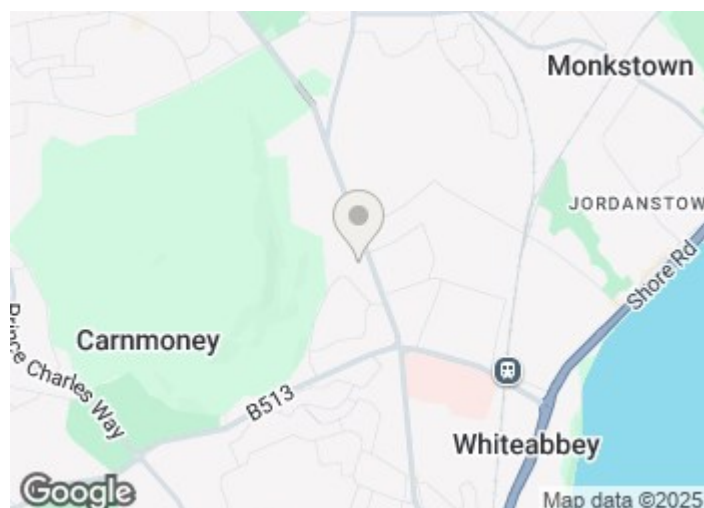
Communal parking

Paved garden to front

Paved Garden to rear

Garden shed

PVC fascia and guttering



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

