



**21 Ardranny Drive  
Cloughfern, Newtownabbey, BT36 6BD**

**Offers Around  
£92,500**

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

Inside the accommodation comprises; entrance hall, lounge with attractive mock fireplace and wood laminate flooring, fitted kitchen / diner with space for appliances and a rear hall with access to garden.

Upstairs there are three bedrooms and a shower room.

Other benefits include PVC double glazing and Gas heating.

Outside there is communal parking and paved gardens to front and rear.

**Early viewing recommended !!**

# 21 Ardanny Drive

## Cloughfern, Newtownabbey, BT36 6BD



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

### ACCOMMODATION COMPRISES

floor, radiator

#### 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

##### REAR HALL

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" x 8'3" at widest (2.64m" x 2.51m" 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

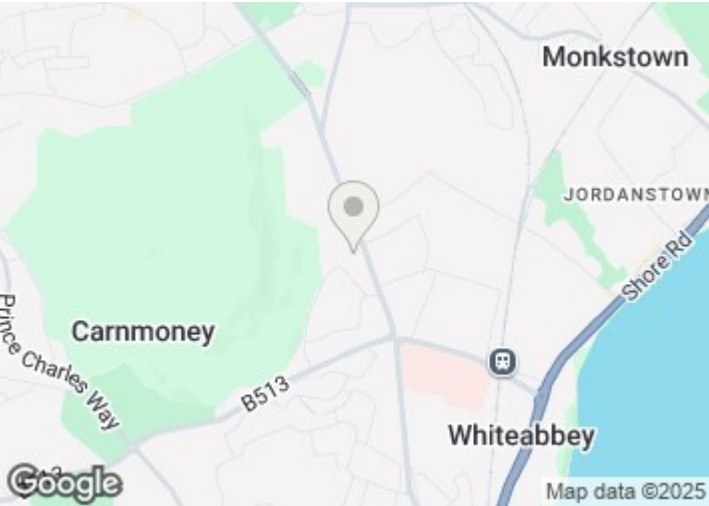
Communal parking

Paved garden to front

Paved Garden to rear

Garden shed

PVC fascia and guttering



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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





**\*\*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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