

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

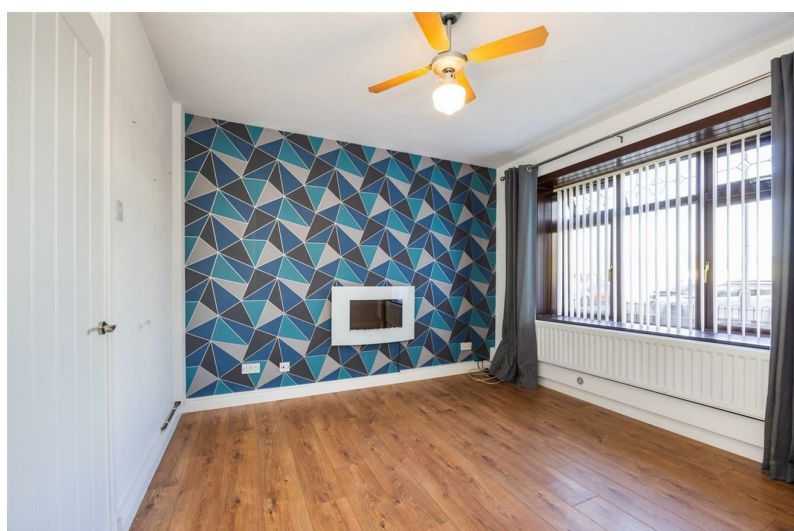
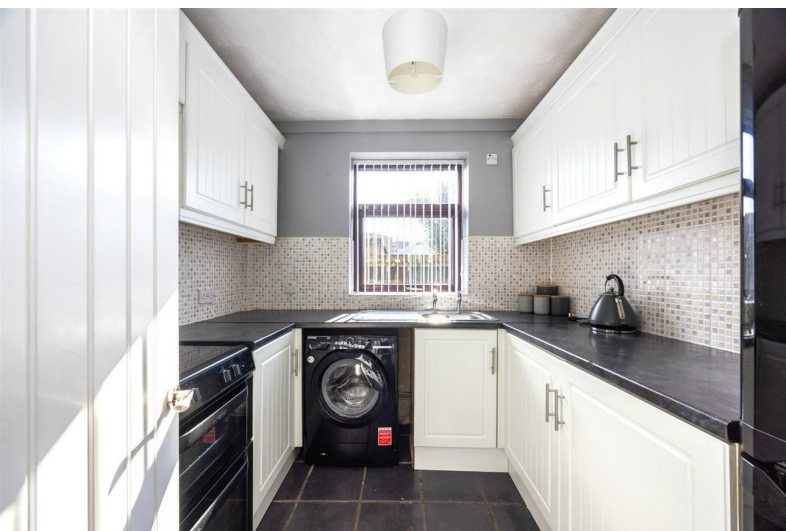


3a Ardmillan Drive, Newtownabbey, BT37 9AZ

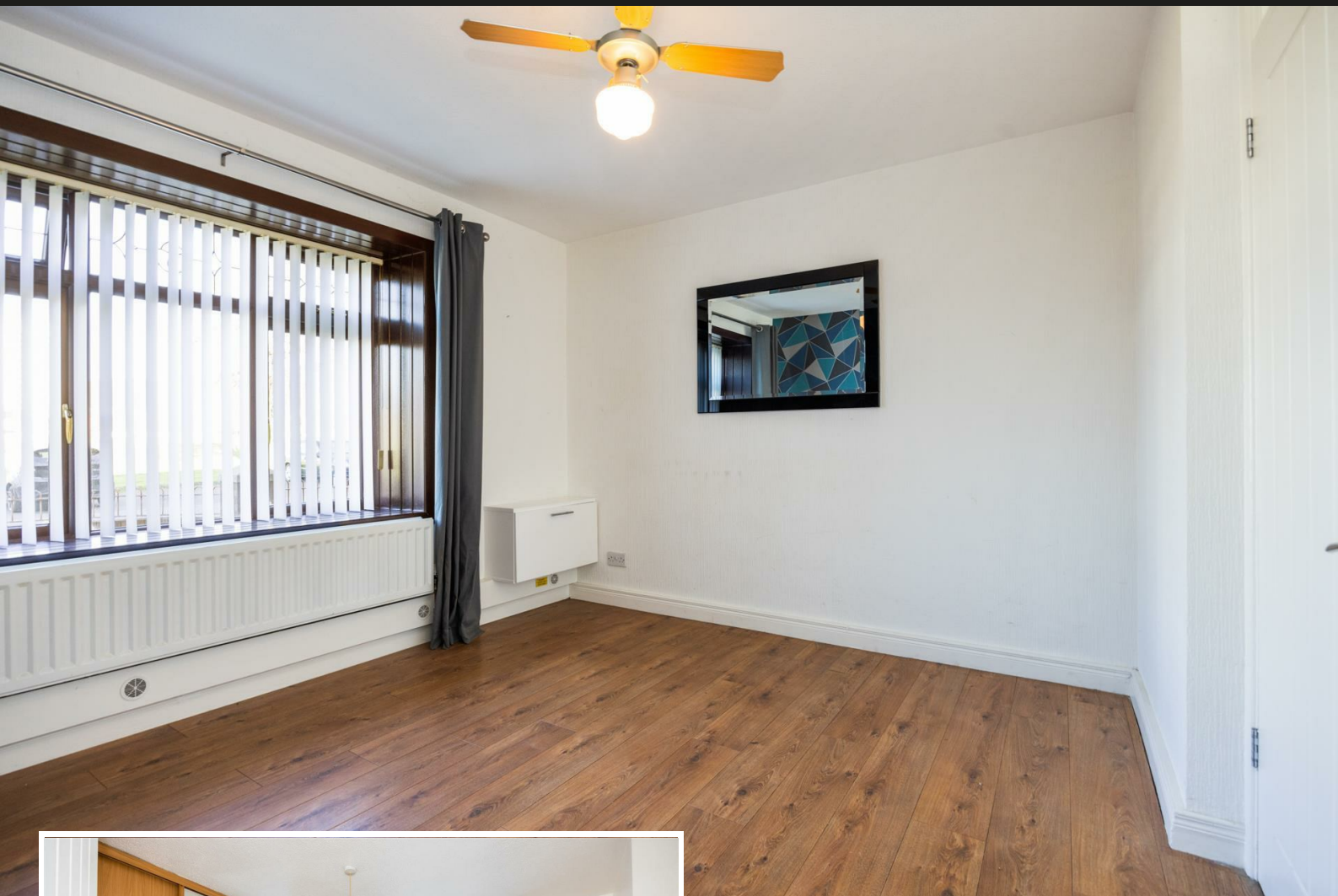
- Ground Floor Apartment
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Communal Gardens
- Two Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Private Rear Yard
- Convenient Location

Offers Over £69,950

EPC Rating D



3a Ardmillan Drive, Newtownabbey, BT37 9AZ



PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system.

PRIVATE ENTRANCE HALL

Composite, panelled front door. Tiled floor. Access to shelved store. PVC double glazed, external door to rear.

LOUNGE 11'9" x 10'3"

Contemporary, wall mounted, focal point, electric fire. Bay window with views towards landscaped green. Wood laminate floor covering.



KITCHEN 8'0" x 7'10"

Modern fitted kitchen with high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Half tiling to walls. Tiled floor.

BEDROOM 1 12'5" x 10'8" (wps)

Wall to wall fitted wardrobes in panelled and mirror panelled, sliding doors. View towards landscaped green. Wood laminate floor covering. Built in store with gas fired central heating boiler.

BEDROOM 2 11'1" x 7'11"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Tile effect panelling to walls. Tiled floor.

EXTERNAL

Fully enclosed, low maintenance rear garden/yard finished in brick pavior.

Bin enclosure.

Garden store.

Communal garden to rear finished mainly in lawn.

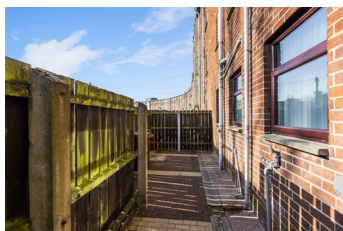
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



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Well presented, two bedroom, ground floor apartment, conveniently located within Ardmillan Drive, Rathcoole, Newtownabbey.

The property comprises entrance hall, lounge, separate modern fitted kitchen, two well-proportioned bedrooms, and deluxe shower room with contemporary, white, three piece suite.

Externally, the property enjoys private yard/garden area to rear, with communal garden beyond.


Other attributes include gas heating, PVC double glazing and view towards landscaped green.

Ideal first time buy/buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	69
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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