



16 Ardfern Close, Newtownabbey, BT37 9AN

- Immaculately Presented Terrace Home
- Bay Fronted Lounge
- Deluxe Fully Tiled Shower Room
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

£119,950

EPC Rating



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Wood laminate floor covering. Stairwell to first floor. Glass panelled door to lounge.

#### LOUNGE 12'10"m x 12'4"m wps

Bay window to front elevation. Focal point fireplace. Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 13'0"m x 8'11"m**

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting, marble melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed in space for washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## **DELUXE FULLY TILED SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower closure, vanity unit and WC. Thermostat controlled mains shower. Chrome towel radiator.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM ONE 13'0"m x 10'11"m wps**

### **BEDROOM TWO 13'0"m x 9'3"m wps**

Built in double wardrobe. Second built in store/wardrobe.

### **BEDROOM THREE 10'11"m x 6'8"m**

### **EXTERNAL**

Fully enclosed paved front garden and low maintenance.

Tiled entrance porch.

PVC soffits, fascia and rain water goods.

Fully enclosed low maintenance rear garden finished in paved patio area and decorative stone.

Outside tap.

External power points.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

## **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.



**Immaculately presented, three bedroom, terrace property, occupying an end of cul de sac position within Ardfarn Close, Rathcoole, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, deluxe fully tiled shower room, and three well-proportioned bedrooms.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include oil heating, PVC double glazing and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing recommended to avoid disappointment.**

### 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>		
(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	

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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