



11 Ardranny Drive, Newtownabbey, BT36 6BD

Offers Over £119,950

- End terrace in highly popular residential location
- Lounge polished porcelain tiled flooring
- White bathroom suite
- Oil fired central heating
- Ideal first time buy or investment opportunity
- 3 Bedrooms
- Newly fitted contemporary shaker style kitchen
- Double glazing in uPVC frames
- Enclosed neat garden to rear

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An excellent opportunity for first-time buyers or investors alike, this attractive end-terrace property is situated in a highly popular residential location and is ready to move straight into. Freshly decorated throughout with new carpets, the home offers bright and comfortable accommodation comprising three well-proportioned bedrooms, a spacious lounge with polished porcelain tiled flooring, and a newly fitted contemporary shaker-style kitchen. The property further benefits from a modern white bathroom suite, double glazing in uPVC frames, and oil-fired central heating for year-round comfort. Outside, there is an enclosed, neat rear garden ideal for relaxing or entertaining. Combining stylish presentation with practicality, this superb home offers excellent value and strong appeal for a wide range of purchasers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Polished porcelain tiled flooring

Lounge

14'3 x 11'11 (at min) or 12'4 (at max)

Polished porcelain tiled flooring, wall mounted fire

Kitchen

12'0 x 10'0

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in stainless steel oven and hob, plumbed for washing machine, wall tiling

Rear Hall/ Utility Area

Understair storage, access to garden

First Floor

Landing

Access to roofspace, hot press with insulated copper cylinder

Bedroom (1)

10'7 x 10'6

Plus built in robe

Bedroom (2)

11'9 x 9'1

Plus built in robe

Bedroom (3)

8'8 x 8'0

Including built in robe

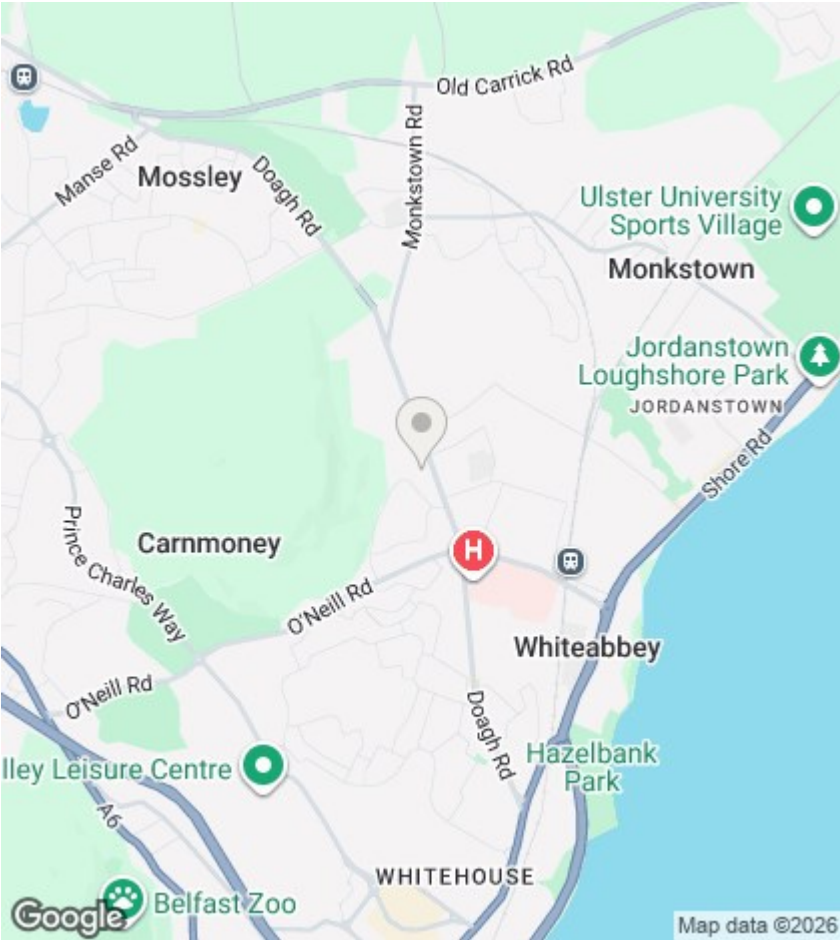
Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush W/C, wall tiling

Outside

Front in lawn

Enclosed garden to rear, in lawn, paved area, PVC oil storage tank, boiler house with oil fired boiler



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC