

## 30 Ards Drive, Newtownabbey, BT37 0JN



- **End-Terrace**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge**
- **Modern Kitchen with Casual Dining Aspect**
- **Contemporary Shower Room**
- **Extensive Site with Low Maintenance Gardens**
- **Beautifully Maintained Throughout**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Brilliant Opportunity for First Time Buyers**
- **Popular Convenient Location**

**£119,950**

*This spacious end-terrace property is ideally situated in the Monkstown area of Newtownabbey. The accommodation comprises 3 bedrooms, 1 reception, modern kitchen with informal dining aspect and first floor shower room. It further benefits from Oil fired central heating and double glazing. Positioned on an extensive site with hard landscaped gardens for low maintenance. Ideally suited to first time buyer or investors alike. An early viewing is recommended.*



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## ACCOMMODATION

### GROUND FLOOR

PVC Double glazed front door into well presented entrance hall with quality laminate flooring.

### SPACIOUS LOUNGE

14'5" x 13'5" at max (4.4 x 4.1 at max)

Quality laminate flooring.

### MODERN KITCHEN WITH DINING ASPECT

17'0" x 9'10" (5.2 x 3.0)

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit. Integrated appliances to include oven, four ring electric hob and overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for tumble dryer. Quality laminate flooring. PVC double glazed door to rear garden.

### REAR HALL

Under stairs storage.

### FIRST FLOOR

Shelved hot press storage cupboard. Access to roof space via slingsby style ladder.

### BEDROOM 1

10'5" x 10'2" (3.2 x 3.1)

Built in wardrobes. Feature accent wall panelling.

### BEDROOM 2

12'1" x 8'6" (3.7 x 2.6)

Feature accent wall panelling.

### BEDROOM 3

9'6" x 8'2" (2.9 x 2.5)

Quality laminate flooring. Presently used as dressing room. Built in Wardrobe.

### CONTEMPORARY SHOWER ROOM

Comprising quadrant shower cubicle with electric shower unit, vanity wash hand basin with monobloc tap and a button flush WC. PVC panelled walls. PVC panelled ceiling. Recessed down lighting. Towel radiator. Quality laminate flooring.

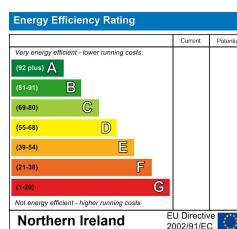
### OUTSIDE

Positioned on an extensive site. Private enclosed paved garden to front with small lawn.

Hard landscape garden to side, screened by perimeter fence.

Private enclosed hard landscape garden to rear. Screened by perimeter fence.

**IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.**



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