

## 42 Ardmillan Drive, Newtownabbey, BT37 9BA



- Bungalow
- 3 Bedrooms
- 1+ Receptions
- Extensive Private Garden To Rear
- Cul De Sac Position
- Beautifully Presented Throughout
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Luxury High Gloss Contemporary Kitchen
- Excellent First Time Buy

**PRICE Offers Over £94,950**

*Positioned within a popular convenient location this beautifully presented bungalow enjoys a well planned living layout incorporating a recently installed modern kitchen plus a flexible living layout. Perfect for the purchaser searching for a home with most modern conveniences at a realistic price.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door into:-

### ENTRANCE PORCH

With tiled entrance.

### WELL PRESENTED ENTRANCE HALL

### LOUNGE 14'0" x 11'6"

Oak effect laminate strip flooring. Built in hot press and storage cupboard. Feature painted fireplace.

### LUXURY CONTEMPORARY KITCHEN 10'3" x 7'8"

Equipped with a comprehensive range of high and low level hi-gloss fitted units with contrasting work surfaces. Single drainer sink unit with swan neck taps. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Plumbed for washing machine. Mahogany effect PVC double glazed door.

### FIRST FLOOR

### BEDROOM 1 11'10" x 10'4"

### BEDROOM 2 11'6" x 8'10"

### BEDROOM 3 11'6" x 5'10"

Presently used as dining room.

### BATHROOM

White suite comprising button flush w.c, wash hand basin in modern hi-gloss vanity unit and open shower enclosure with electric shower unit. PVC panelled walls to ceiling.

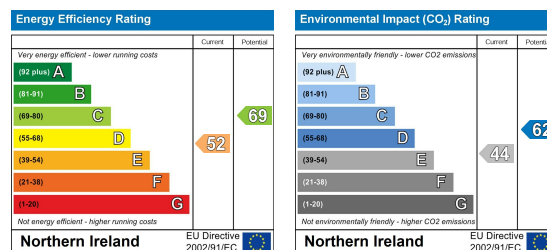
### OUTSIDE

Neat well maintained garden to front screened by mature hedgerow.

Paved walkways. Stoned to borders. Stocked with a variety of shrubs.

Extensive private garden to rear. Hard landscaped for easy maintenance. Screened by perimeter fence.

Paved patio area. Artificial grass area.



### IMPORTANT NOTE TO ALL PURCHASERS:

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