

## **GLENGORMLEY BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE









26 Ardeen Avenue Rathcoole, Newtownabbey, BT37 9AJ

Offers Around £104,950

We are delighted to offer for sale this attractive and well presented end terrace which is located in a very popular residential area just off Rathcoole Drive / Shore Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace, wood laminate flooring and PVC double glazed sliding patio doors to rear and a separate modern white high gloss fitted kitchen / diner with built in oven & hob and integrated appliances.

Upstairs there are three bedrooms, two with built in wardrobes and all with wood laminate flooring and a separate modern shower room.

Other benefits include PVC double glazing and oil heating.

Outside there is a brick paved driveway, paved garden to front, paved and pebbled garden to side and fully enclosed paved garden to rear.

Early viewing recommended !!

# 26 Ardeen Avenue

# Rathcoole, Newtownabbey, BT37 9AJ











- End Terrace
- Modern Kitchen / Diner
- Oil Heating

- 3 Bedrooms
- Modern Shower Room
- Drveway & Gardens
- Lounge
- PVC Double Glazing

## **ACCOMMODATION COMRPISES**

#### **GROUND FLOOR**

### **ENTRANCE HALL**

Pvc double glazed front door, wood laminate flooring, radiator

## LOUNGE

14'4" x 11'11" (4.37m" x 3.63m")

Feature fireplace, tiled inset, mahogany **BEDROOM 1** surround, wood laminate flooring, radiator, pvc double glazed sliding patio Built in wardrobe and cupboard, wood door to rear

### **KITCHEN / DINER**

22'9" x 10'5" (6.93m" x 3.18m")

Modern range of white high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, ceramic hob, BEDROOM 3 extractor fan, integrated fridge & freezer, plumbed for washing machine and

dishwasher, partly tiled walls, tiled floor to kitchen, wood laminate flooring in dining area, radiator, pvc double glazed shower, pedestal wash hand basin, low back door

#### **FIRST FLOOR**

#### **LANDING**

Hotpress, access to roofspace

14'4"x 8'9"" (4.37m"x 2.67m"")

laminate flooring, radiator

### **BEDROOM 2**

10'5" x 7'11" at widest (3.18m" x 2.41m" at

widest)

Built in wardrobe, cupboard and drawer, wood laminate flooring, radiator

10'8" x 8'4" (3.25m" x 2.54m")

Wood laminate flooring, radiator

# **SHOWER ROOM**

Chrome corner shower cubicle, electric flush wc, fully tiled walls, wood laminate tile effect flooring, radiator

#### **OUTSIDE**

Brick paved driveway

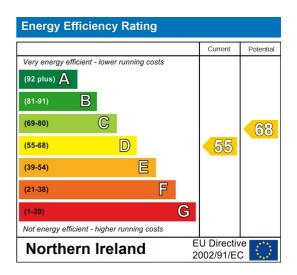
Paved garden to front

Paved and pebbled garden to side with

outhouse, oil boiler, tank

Fully enclosed paved garden to rear





















\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\*

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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