



**8 Ardmillan Drive
 Rathcoole, Newtownabbey, BT37 9BA**

Asking Price £85,000

We are delighted to offer for sale this end terrace property which is located just off the Doagh Road in the ever popular Rathcoole Estate and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, lounge with wood laminate flooring and a fitted kitchen / diner with range of units, space for appliances, reclaimed brick fireplace with stove and access to rear.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and oil heating.

Outside there is a communal parking bay at front, garden to front in lawn and garden to rear with concrete and decking patio areas

Early viewing recommended!!

8 Ardmillan Drive

Rathcoole, Newtownabbey, BT37 9BA



- End Terrace
- Fitted Kitchen / Diner
- Gardens Front & Rear
- Three Bedrooms
- White Bathroom Suite
- Chain Free
- Lounge
- PVC Double Glazing/ Oil Heating

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator

LOUNGE

14'2" x 12'0" at widest (4.32m" x 3.66m" at widest)

Wood laminate flooring, radiator

KITCHEN / DINER

20'7" x 10'5" (6.27m" x 3.18m")

Range of high and low level units, formica worktops, stainless steel single drainer sink unit, double range style cooker space, extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, two radiators,

attractive reclaimed brick fireplace with stove, pvc double glazed back door

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

14'2" x 8'9" (4.32m" x 2.67m")
Radiator

BEDROOM 2

10'6" x 9'6" (3.20m" x 2.90m")
Wood laminate flooring, radiator

BEDROOM 3

10'10" x 8'2" at widest (3.30m" x 2.49m" at widest)
Wood laminate flooring, radiator

BATHROOM

White suite comprising panelled bath, electric shower above, pedestal wash hand basin, low flush wc, fully tiled walls, radiator

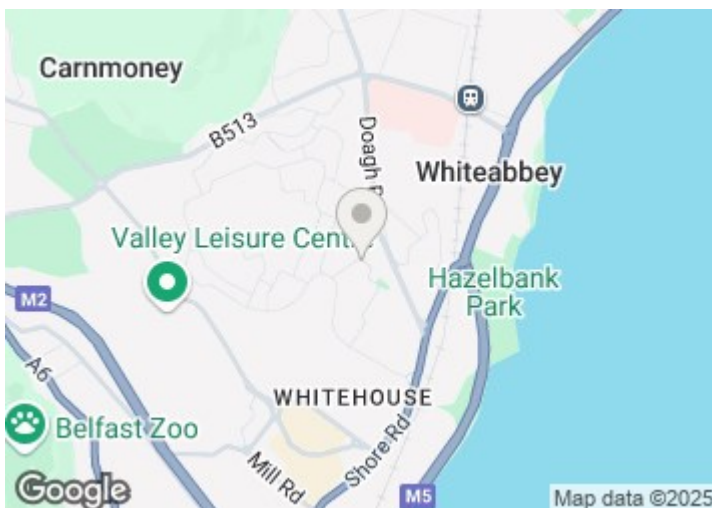
OUTSIDE

Communal parking bay at front
Garden to front in lawn

Garden to rear with concrete & decking patio areas

Outhouse

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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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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