


87 Ards Drive, Newtownabbey,
County Antrim, BT37 0JL

Asking Price: £99,950

 **Reeds Rains**

reedsrains.co.uk

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EPC Rating: TBC

Viewing strictly by appointment

Description

Reeds Rains are pleased to present For Sale this superb semi-detached villa situated in the ever popular Monkstown estate, Newtownabbey.

The property comprises three bedrooms, spacious living area, modern kitchen open plan to dining area and three piece bathroom suite.

Further benefits include gas fired central heating, off street parking and enclosed rear and side gardens.

This property is sure to appeal to first time buyers and investors alike.

Entrance Hall

Double glazed front door in PVC Frame. Laminated wooden floor. Rear hallway area with double glazed rear door in PVC frame.

Living Room

Laminated wooden floor. Inset electric fire.

Kitchen / Dining Area

Excellent modern range of high and low level units, matching work tops, single drainer stainless steel sink unit, free standing cooker, extractor fan, washer/dryer and fridge/freezer included. Laminated wooden floor.

Stairs to first floor landing

Built-in cupboard with gas boiler.

Bedroom One

Front aspect double bedroom, Laminate wooden flooring, built in wardrobe

Bedroom Two

Front aspect double bedroom, Laminate wooden flooring, built in wardrobe

Bedroom Three

Front aspect single bedroom, Laminate wooden flooring.

Bathroom

White three piece suite comprising dual flush WC, pedestal wash hand basin and panelled bath with over head shower.

External

Neat front garden with spacious driveway. Enclosed rear garden part decked, part paved. outside tap.

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)