



## 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
- Driveway & Gardens
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### 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 surround, wood laminate flooring, radiator, pvc double glazed sliding patio 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, 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 back door

#### FIRST FLOOR

##### LANDING

Hotpress, access to roofspace

##### BEDROOM 1

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

Built in wardrobe and cupboard, wood 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

##### BEDROOM 3

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

Wood laminate flooring, radiator

#### SHOWER ROOM

Chrome corner shower cubicle, electric shower, pedestal wash hand basin, low 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



### Energy Efficiency Rating

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



**\*\*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. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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