

319 Antrim Road  
Newtownabbey BT36 5DY

T: 028 90 832 832  
[colingrahamresidential.com](http://colingrahamresidential.com)

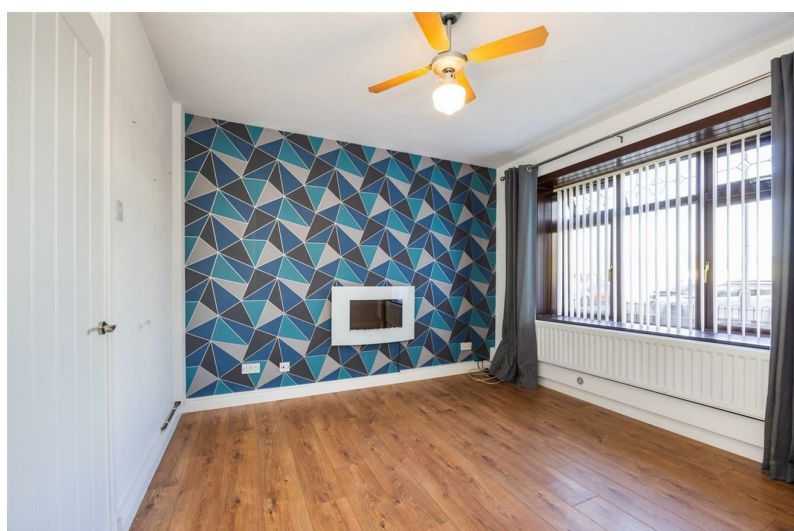
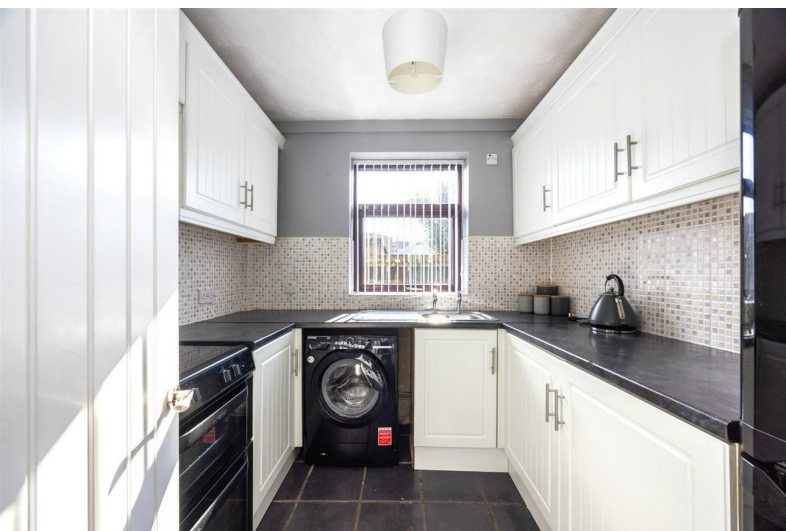


3a Ardmillan Drive, Newtownabbey, BT37 9AZ

- Ground Floor Apartment
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Communal Gardens
- Two Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Private Rear Yard
- Convenient Location

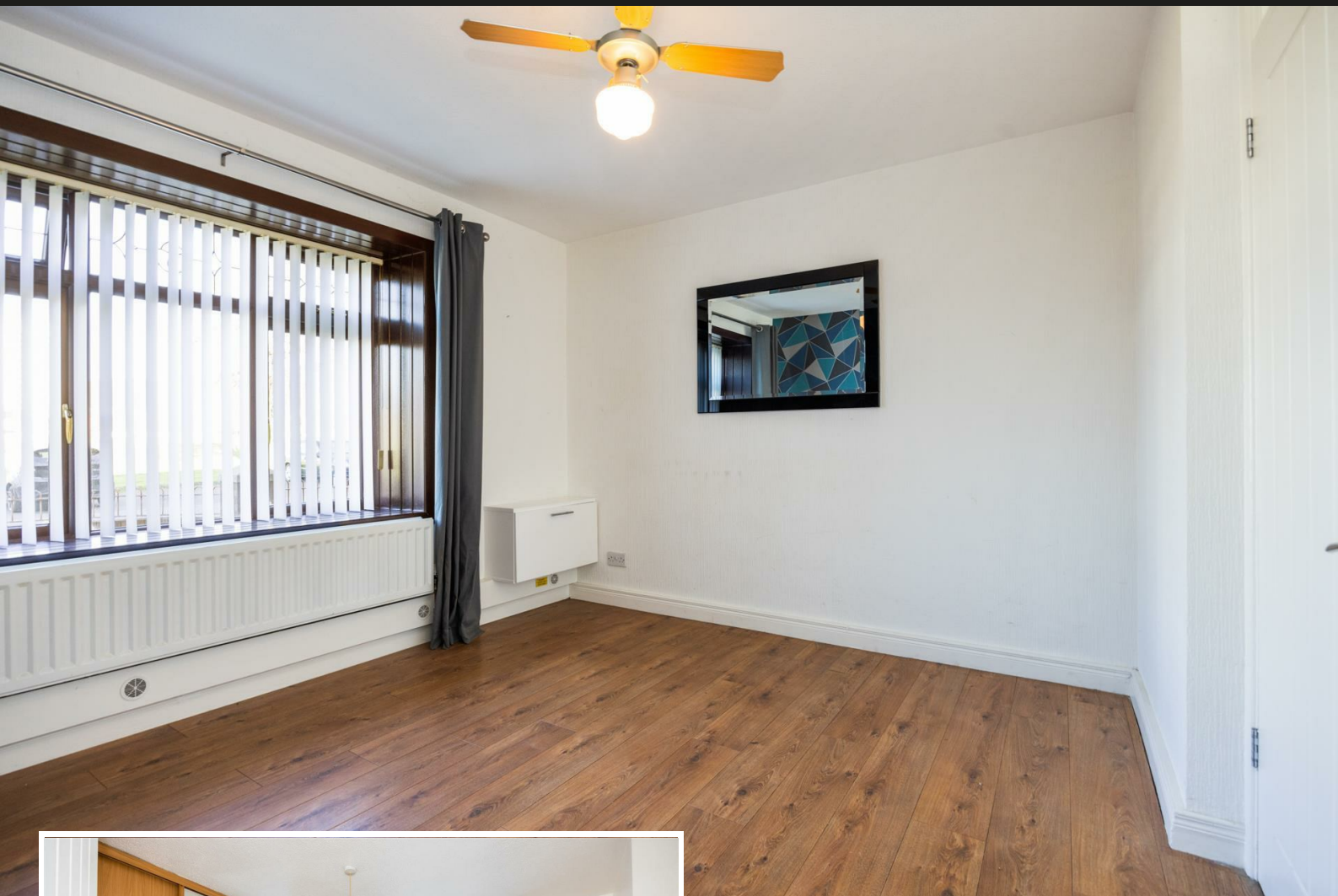
Offers Over £49,950

EPC Rating D





3a Ardmillan Drive, Newtownabbey, BT37 9AZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system.

#### PRIVATE ENTRANCE HALL

Composite, panelled front door. Tiled floor. Access to shelved store. PVC double glazed, external door to rear.

#### LOUNGE 11'9" x 10'3"

Contemporary, wall mounted, focal point, electric fire. Bay window with views towards landscaped green. Wood laminate floor covering.

#### KITCHEN 8'0" x 7'10"

Modern fitted kitchen with high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Half tiling to walls. Tiled floor.



### **BEDROOM 1 12'5" x 10'8" (wps)**

Wall to wall fitted wardrobes in panelled and mirror panelled, sliding doors. View towards landscaped green. Wood laminate floor covering. Built in store with gas fired central heating boiler.

### **BEDROOM 2 11'1" x 7'11"**

Wood laminate floor covering.

### **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Tile effect panelling to walls. Tiled floor.

### **EXTERNAL**

Fully enclosed, low maintenance rear garden/yard finished in brick pavior.

Bin enclosure.

Garden store.

Communal garden to rear finished mainly in lawn.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

### **AUCTIONEERS COMMENTS:**

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

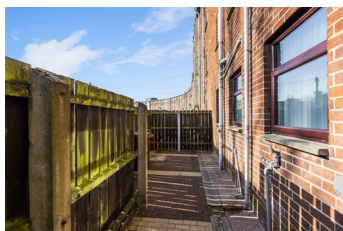
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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**For sale by Colin Graham Residential via the iamsold Bidding Platform**

**Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com) or contact Debbie on 028 95 680 051. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**

**Well presented, two bedroom, ground floor apartment, conveniently located within Ardmillan Drive, Rathcoole, Newtownabbey.**

**The property comprises entrance hall, lounge, separate modern fitted kitchen, two well-proportioned bedrooms, and deluxe shower room with contemporary, white, three piece suite.**


**Externally, the property enjoys private yard/garden area to rear, with communal garden beyond.**

**Other attributes include gas heating, PVC double glazing and view towards landscaped green.**

**Ideal first time buy/buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

## 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>	68	69
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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