



24 ARDGART PLACE

**Rathcoole
Newtownabbey BT37**

- Semi Detached Villa
- Three Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Cul De Sac Position

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £124,950

24 Ardgart Place

Rathcoole, Newtownabbey, BT37 9AW



ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, wood laminate flooring

LOUNGE

19'10" x 9'10" (6.05 x 3.00)

Wood laminate flooring, radiator

KITCHEN / DINER

12'10" x 10'3" AT WIDEST (3.91 x 3.12 AT WIDEST)

Luxury range of high and low level units, formica worktop, basin and a half stainless steel sink unit, double range style cooker space, extractor fan, fridge / freezer space, plumbed for washing machine, integrated

dishwasher, partly tiled walls, radiator, pvc double glazed back door

BATHROOM

Modern white suite comprising bath, thermostatic shower above, screen, floating vanity unit, low flush wc., fully tiled walls, tiled floor, heated towel radiator

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard with gas boiler.

BEDROOM 1

12'11" x 10'11" AT WIDEST (3.94 x 3.33 AT WIDEST)
Radiator.

BEDROOM 2

12'11" x 9'5" AT WIDEST (3.94 x 2.87 AT WIDEST)
Radiator.

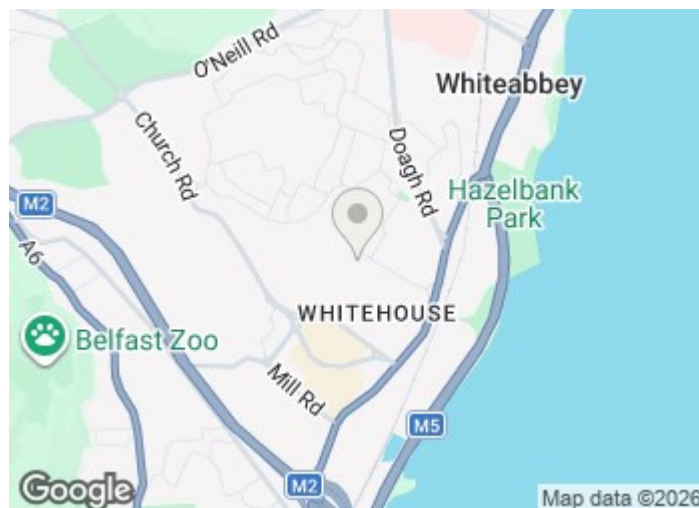
BEDROOM 3

8'4" x 6'8" (2.54 x 2.03)
Radiator.

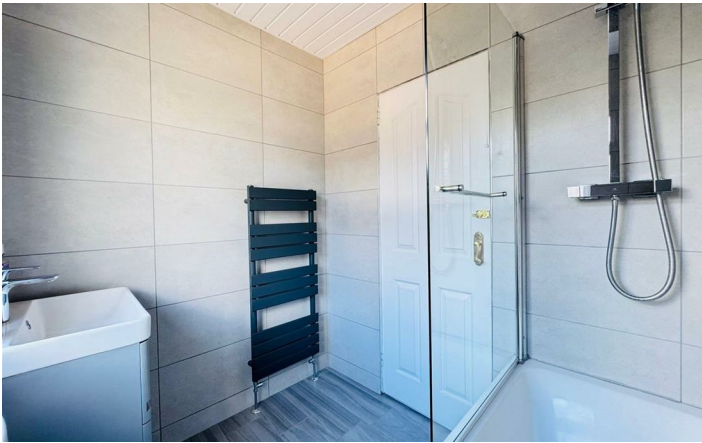
OUTSIDE

Concrete area to front
Pebbled garden to rear.

Large timber structure 19'10" x 15'5" (at widest) suitable for various uses i.e. home office, playroom, gym, entertaining, wood laminate flooring, pvc double glazed double doors

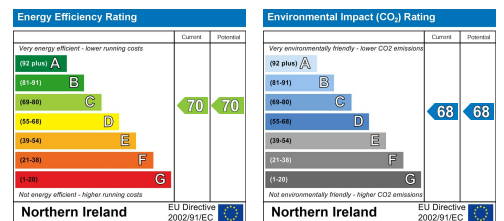


Directions



Floor Plan

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