



9 Rathcoole Drive, Newtownabbey, BT37 9AQ

- Immaculately Presented Mid Terrace
- Bay Fronted Lounge
- Bathroom; Furnished Cloakroom
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite, comprising wash hand basin and WC.
Half panelling to walls.

LOUNGE 12'10" x 10'10" (wps)

Box bay window to front elevation. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 12'11" x 10'1"

Modern fitted kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with glass splash back and stainless steel extractor hood over. Integrated oven. Space and plumbed for automatic washing machine. Space for American style fridge freezer. Upstands to walls to match work surface. Wood laminate floor covering.

REAR HALL

Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12'9" x 9'6" (plus recess)

BEDROOM 2 11'9" x 11'0" (wps)

BEDROOM 3 10'11" x 6'4"

FAMILY BATHROOM

White, three piece suite, comprising panelled corner bath, vanity unit and WC. Thermostat controlled mains shower and curved, glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Half panelling to walls. Tiled floor.

EXTERNAL

Low maintenance front garden, finished in decorative stone. Tiled entrance porch. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden, finished in lawn, paved patio area and decorative stone. External lighting. Outside tap. Outside store, with gas fired central heating boiler.

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.





Immaculately presented, three bedroom, mid terrace property, located within the popular Rathcoole area, Newtownabbey. The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white three piece suite. Externally, the property enjoys low maintenance front garden, and fully enclosed rear garden, finished in lawn, paved patio area and decorative stone. Other attributes include gas heating and PVC double glazing. Ideal first time buyer / 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) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 and 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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