



201b Derrycoole Way, Newtownabbey, BT37 9HL

Offers Over £75,000

- Well presented first-floor apartment in popular residential location
- Open-plan lounge & dining
- Study/Store room
- Gas fired central heating
- Garden laid in lawn
- 1 bedroom
- Fitted kitchen
- Modern 3 piece shower room
- Double glazing in UPVC frames
- Ideal downsize or investment property

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This well presented first floor apartment is situated in a popular and highly convenient location, ideal for a range of buyers. The property comprises a spacious open plan lounge through to dining room, bedroom with built in mirrored sliding wardrobes, fitted kitchen with a range of built in appliances, modern three piece shower room as well as a separate study/store room. Additional benefits include a communal hallway with secure private storage, enclosed garden laid in lawn, gas fired central heating and double glazing in UPVC frames. Early viewing is strongly advised.



Council Tax Band: Northern Ireland



Communal Hallway

Secure private storage cupboard.

Entrance Hall

Ceramic tiled flooring, PVC door with glazed inset panels

Lounge

16'1 x 9'10

Wood laminate flooring, feature fireplace with inset electric fire, ceiling cornicing, open plan to:

Store/ Office

7'5 x 4'6

Wood laminate flooring

Dining room

10'6 x 8'9

Wood laminate flooring, built in storage cupboard with gas boiler

Kitchen

11'5 x 9'10

Ceramic tiled flooring, part wall tiling, fitted kitchen with range of high and low level units and round edge worksurfaces, built in fridge, built in freezer, built in fan assisted oven, built in electric hob, space for washing machine, built in dishwasher, single bowl stainless steel sink unit with mixer tap and drainer.

Bedroom (1)

10'4 x 9'6

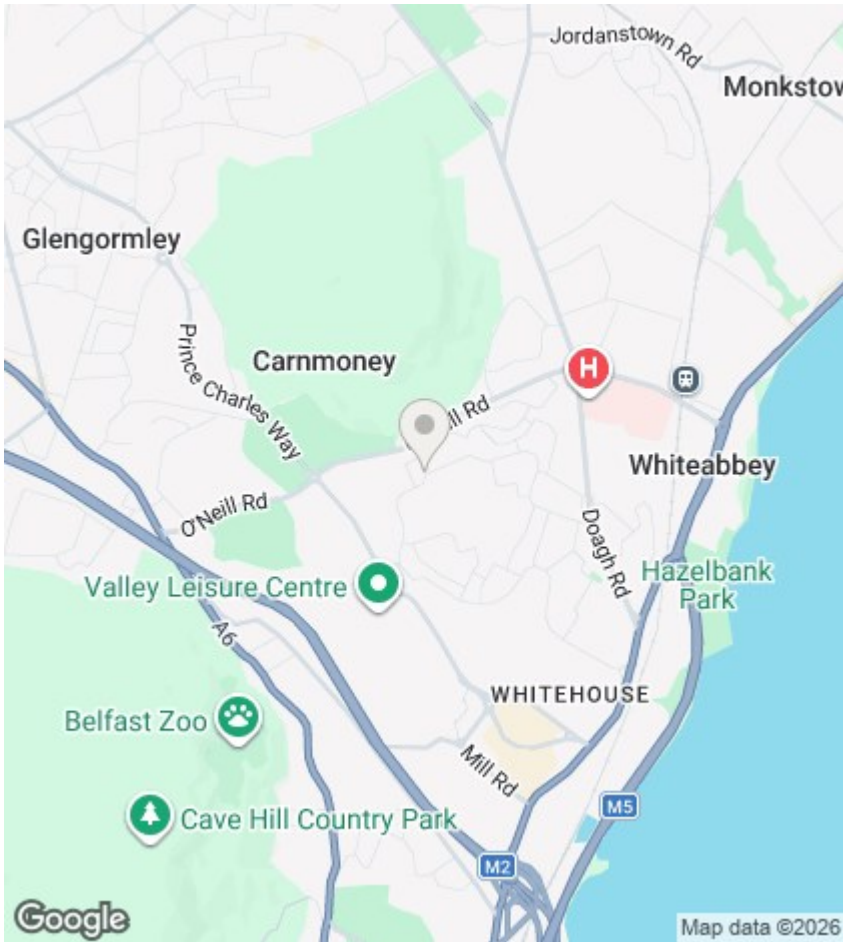
Wood laminate flooring, built in sliding robes with mirrored doors, ceiling cornicing

Bathroom

Pedestal wash hand basin with storage, shower enclosed with thermostatic controlled shower unit, push button W/C, PVC panelling, downlighters, chrome heated towel rail, powered mirror

Outside

Enclosed garden laid in lawn.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	