



116 Rathmore Drive, Newtownabbey, BT37 9DR

- End Terrace Property
- Lounge; Focal Point Fireplace
- Bathroom; White Suite
- Private Driveway
- Convenient Location
- Three Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Wood laminate floor covering. PVC double glazed door with matching side screen leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 14'4" x 12'0"

Focal point fireplace. Wood laminate floor covering. PVC double glazed sliding patio door to rear garden.



## KITCHEN THROUGH DINING ROOM 20'9" x 10'5"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space and plumbed for automatic washing machine. Splashback tiling to walls. Wood laminate floor covering. Gas fired central heating boiler. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to twin stores and roof space.

### BEDROOM 1 14'6" x 8'9"

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 2 10'6" x 9'8" (wps)

Wood laminate floor covering.

### BEDROOM 3 10'9" x 8'3"

Wood laminate floor covering.

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Part tiling to walls. Tiled floor.

### EXTERNAL

Front and side garden finished mainly in lawn.

Double gates leading to generous sized private driveway area finished in concrete.

External lighting.

Low maintenance, fully enclosed, paved rear garden.

Garden store.

Outside tap.

## 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.







**Well presented, three bedroom, end terrace property with private driveway, conveniently situated within the Rathcoole area of Newtownabbey.**

**The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys private driveway finished in concrete, front and side gardens finished in lawn, and low maintenance, fully enclosed, paved rear garden.**


**Other attributes include gas heating and PVC double glazing.**

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

**Early viewing highly recommended.**



## 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>		
(39-54) <b>E</b>	46	49
(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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