

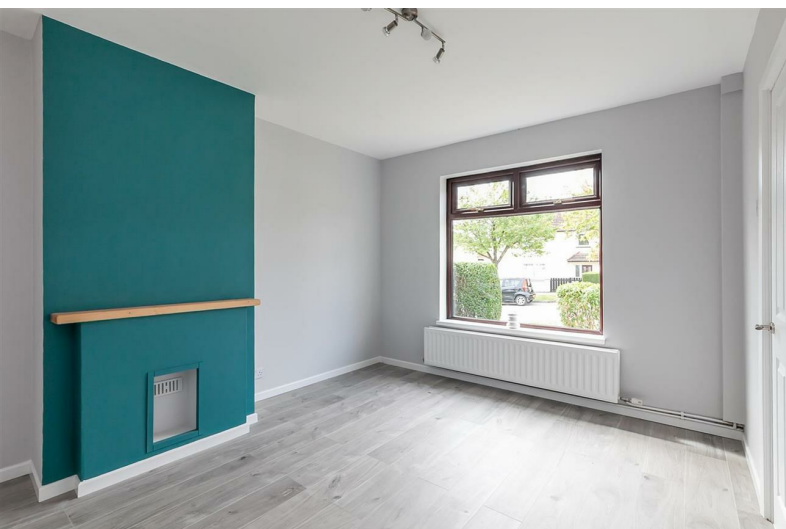


26 Rathcoole Drive, Newtownabbey, BT37 9AE

- Semi Detached Home
- Lounge; Separate Family Room
- Deluxe Bathroom; Three Piece Suite
- Gardens Front And Rear
- Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Views Towards Belfast Lough
- Ideal First Time Buy

Offers Over £144,950

EPC Rating C



26 Rathcoole Drive, Newtownabbey, BT37 9AE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

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

Focal point fireplace. Wood laminate floor covering.

#### FAMILY ROOM 12'9" x 10'6"

Focal point fireplace. Wood laminate floor covering.





## **KITCHEN 10'5" x 7'6"**

Modern fitted kitchen with range of high and low level storage units with contrasting stone effect melamine work surface. Stainless steel sink unit. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for fridge freezer. Gas fired central heating boiler housed within matching unit. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to twin stores and roof space.

### **BEDROOM 1 14'4" x 8'9"**

View towards Belfast Lough. Built in wardrobe.

### **BEDROOM 2 10'9" x 8'5"**

### **BEDROOM 3 10'6" x 9'8" (wps)**

### **DELUXE BATHROOM**

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Fully tiled walls.

### **EXTERNAL**

Front garden finished mainly in lawn.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished mainly in lawn.

Garden store.

## **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.





# COLIN GRAHAM RESIDENTIAL

## ...WE SELL HOUSES

*Immaculately presented, three bedroom, two reception, semi detached home with fully enclosed rear garden, conveniently located within the popular Rathcoole area, Newtownabbey.*

*The property comprises entrance hall, lounge with focal point fireplace, separate family room with focal point fireplace, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary three piece suite.*


*Externally, the property enjoys front garden finished mainly in lawn, and fully enclosed rear garden finished mainly in lawn.*

*Other attributes include gas fired central heating, PVC double glazing, and views towards Belfast Lough.*

*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>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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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**Shortlisted**  
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