

## 13 RATHFERN WAY

Rathfern

Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Popular Location

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**Offers Around £99,950**

# 13 Rathfern Way

Rathfern, Newtownabbey, BT36 6BX



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

14'5" x 13'6" at widest (4.39m" x 4.11m" at widest )

Wood laminate flooring, radiator

#### KITCHEN / DINER

17'4" x 10'1" (5.28m" x 3.07m")

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, hob, extractor fan, fridge /

freezer space, plumbed for washing machine, gas boiler, partly tiled walls, tiled floor, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Radiator, access to roofspace

#### BEDROOM 1

10'8" x 10'5" (3.25m" x 3.18m" )

Wood laminate flooring, radiator, built in wardrobe

#### BEDROOM 2

11'9" x 10'9" at widest (3.58m" x 3.28m" at widest )

Radiator, built in wardrobe

#### BEDROOM 3

8'9" x 8'0" at widest (2.67m" x 2.44m" at widest)

Radiator, built in cupboard

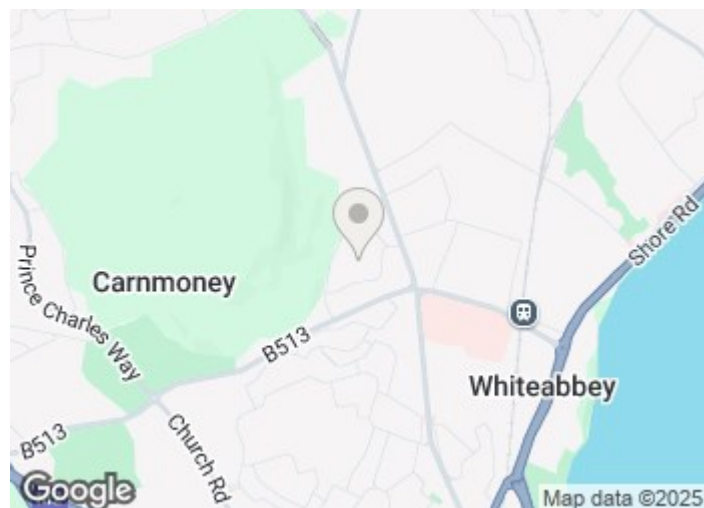
### BATHROOM

White suite comprising panelled bath, thermostatic shower above, pedestal wash hand basin, low flush wc, fully pvc panelled walls, tiled floor, chrome heated towel radiator

### OUTSIDE

Garden to front in lawn

Fully enclosed paved garden to rear



## Directions





Floor Plan

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