



## 281 Derrycoole Way Rathcoole, Newtownabbey, BT37 9JJ

**Offers Around  
£99,950**

We are delighted to offer for sale this attractive and spacious mid terrace which is located in the every popular Rathcoole Housing Estate and will ideally suit the young buyer seeking their first home or an investor.

Inside the accommodation comprises; tiled entrance hall, large lounge with wood laminate flooring and a white high gloss fitted kitchen / diner with built in oven & hob and space for appliances and a rear hall with access to garden.

Upstairs there are three bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and gas heating

Outside there is a garden to front in lawn, concrete patio area to rear with steps to a paved patio area and steps to a decked patio area.

**Early viewing recommended !!**

# 281 Derrycoole Way

## Rathcoole, Newtownabbey, BT37 9JJ



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

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

##### LOUNGE

14'9" x 12'0" at widest (4.50m" x 3.66m" at widest )  
Wood laminate flooring, radiator

##### KITCHEN / DINER

15'4" x 11'2" at widest (4.67m" x 3.40m" at widest )  
Range of white gloss high and low level units, formica worktop, stainless steel double drainer sink unit, built in oven, ceramic hob, extractor fan, fridge / freezer space,

plumbed for washing machine, partly tiled walls, tiled floor, radiator

##### REAR HALL

Tiled floor, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

13'3" x 12'1" at widest (4.04m" x 3.68m" at widest )

Built in mirror sliding robes, radiator

##### BEDROOM 2

12'1" x 9'4" at widest (3.68m" x 2.84m" at widest )

Built in wardrobe, radiator

##### BEDROOM 3

9'10" x 9'1" at widest (3.00m" x 2.77m" at widest )

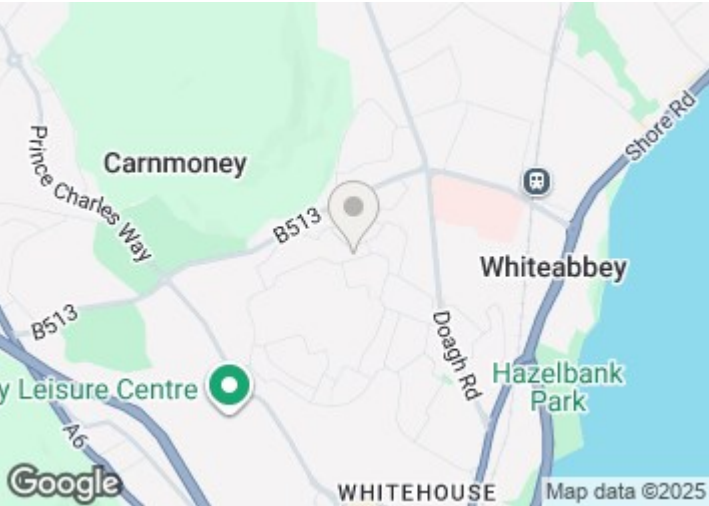
Radiator

##### BATHROOM

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

#### OUTSIDE

Garden to front in lawn  
Concrete patio area to rear with steps to a paved patio area and steps to a decked patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark