



21 DERRY HILL

**Rathcoole
 Newtownabbey BT37**

- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Modern Shower Room
- PVC Double Glazing
- Oil Heating
- Good Gardens

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

Offers Around £89,950

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Rathcoole, Newtownabbey, BT37 9JD



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage

LOUNGE

14'3" x 11'11" (4.34m" x 3.63m")

Feature fireplace, wood laminate flooring, radiator

DINING / FAMILY ROOM

12'9" x 10'5" (3.89m" x 3.18m")

Attractive mock fireplace. wood laminate flooring, radiator

KITCHEN

10'4" x 7'4" (3.15m" x 2.24m")

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, cooker space, fridge / freezer space, plumbed for washing machine, fully tiled walls, pvc double glazed back door.

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

14'3" x 8'9" (4.34m" x 2.67m")

Built in wardrobe, radiator

BEDROOM 2

10'5" x 9'8" (3.18m" x 2.95m")

Radiator

BEDROOM 3

10'9" x 10'7" ar widest (3.28m" x 3.23m" ar widest)

Radiator

SHOWER ROOM

Shower cubicle, Mira shower, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator, hotpress

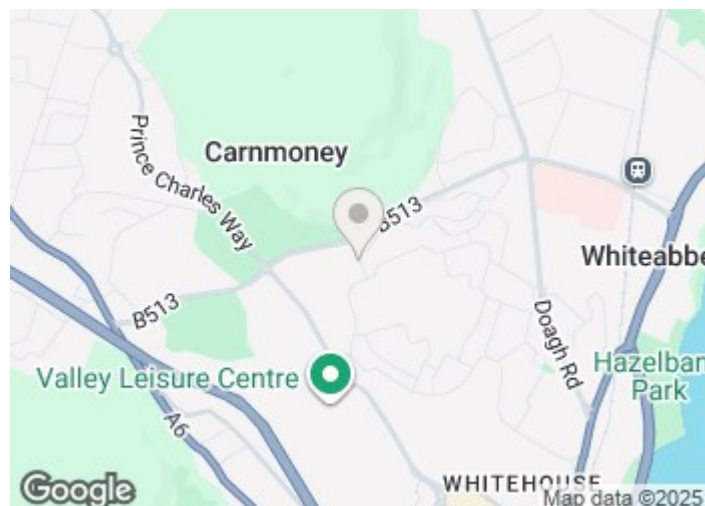
OUTSIDE

Garden to front in lawn

Garden to side in lawn

Good garden to rear in lawn

Outhouse with oil boiler, oil tank



Directions



Floor Plan

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