



1f Rathcoole Close, Newtownabbey, BT37 9AP

Offers Over £69,950

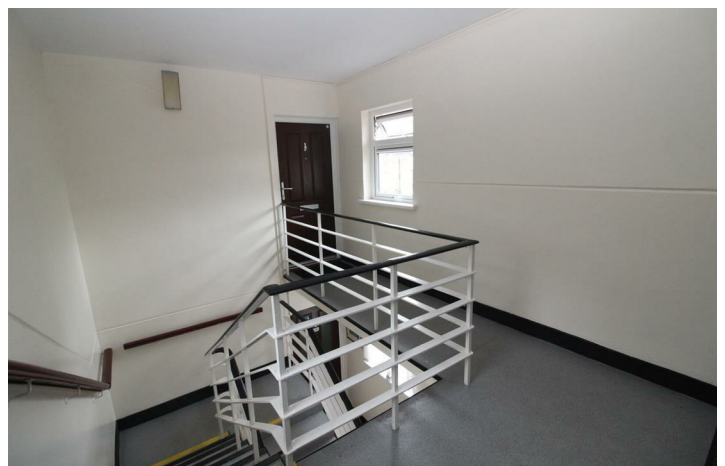
- Bright first floor apartment in highly popular residential location
- Lounge
- Shower room
- uPVC double glazing
- 1 Bedroom
- Fitted kitchen
- Gas fired central heating
- Ideal first time buy or investment opportunity

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Situated in a highly sought-after residential location, this bright and well-presented first-floor apartment offers an excellent opportunity for first-time buyers or investors alike. The property features a spacious lounge filled with natural light, a well-appointed fitted kitchen, a comfortable double bedroom, and a modern shower room. Additional benefits include gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Conveniently located close to local amenities and transport links, this attractive apartment combines comfort, practicality, and value. Whether you're looking to step onto the property ladder or expand your investment portfolio, this low-maintenance home is sure to appeal and offers fantastic potential in a popular and established residential setting.



Council Tax Band: Northern Ireland



Ground Floor

Communal Entrance Hall

Stairs to:

First Floor

Entrance Hall

12'6 x 12'1

Built in storage

Lounge

11'7 x 9'9

Plus two separate built in robes

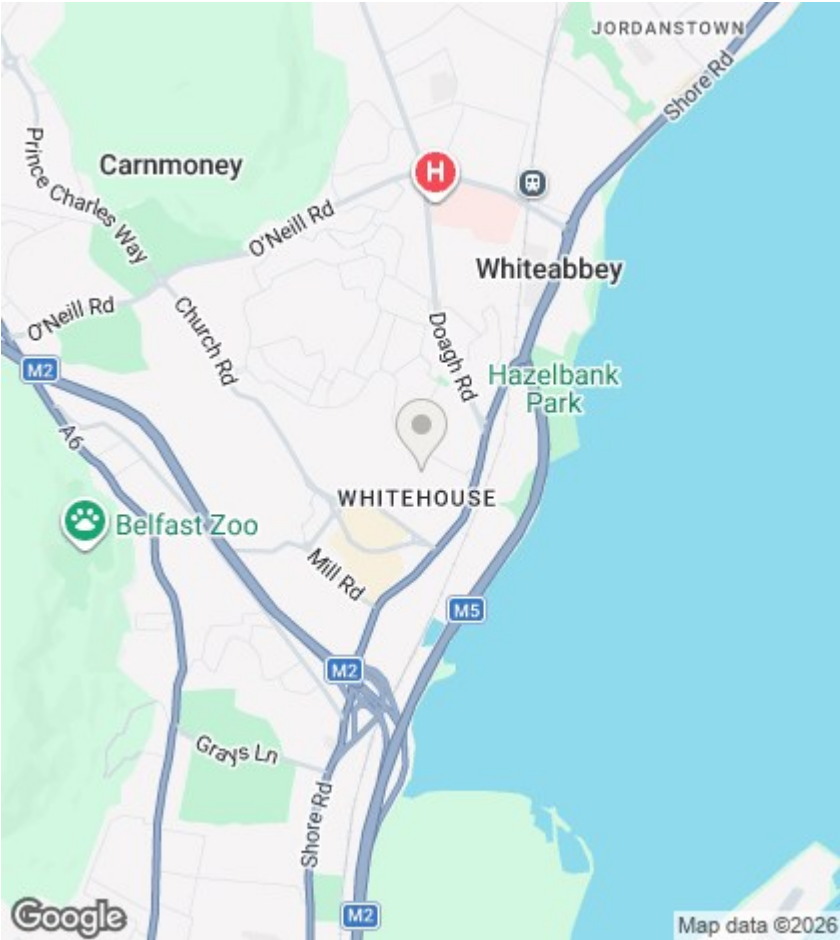
Kitchen

9'0 x 8'1

Range of high and low level shaker style units, round edge work, single drainer stainless steel sink unit, cooker point, extractor fan, breakfast bar, plumbed for washing machine, wall tiling

Shower Room

Walk in shower area, Triton electric shower, vanity unit sink, low flush W/C, storage cupboard with Worcester gas fired boiler, wall tiling



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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