



23 Rathmore Drive, Newtownabbey, BT37 9BN

Offers Over £134,950

- Meticulous presented semi detached villa in highly popular and convenient location
- Lounge with french doors onto back patio
- Bathroom with electric and combi gas controlled shower
- Brand new double glazed windows throughout and new French doors and back door
- NICEIC electrical safety certificate available
- 3 Well proportioned bedrooms
- Modern open plan Kitchen/Dining room
- Gas fired central heating with Worcester Bosch combi gas boiler
- Enclosed and secure / neat paved patio area to rear
- Ideal first time buy or family home

23 Rathmore Drive, Newtownabbey BT37 9BN

A meticulously presented three bedroom semi detached villa, ideally situated in a highly popular and convenient location. This attractive property offers well proportioned accommodation, making it an ideal first-time purchase or family home. The accommodation comprises a welcoming lounge, modern open-plan kitchen/dining room, three bedrooms and a contemporary bathroom. Further benefits include gas fired central heating with Combi boiler and brand new double glazing set within uPVC frames, providing comfort and energy efficiency.

Externally, the property features a neat, enclosed secure paved patio area to the rear, offering a low-maintenance outdoor space for relaxing or entertaining. A NICEIC electrical certificate completed August 2026 is also available, providing added peace of mind. Early viewing is highly recommended to fully appreciate the presentation, accommodation and excellent location this property has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door, understairs storage, electrical meter cupboard

Lounge

14'3 x 11'11

Laminate wood flooring, French doors to rear

Open plan Kitchen/Dining room

22'9 x 10'4 (into bay)

Modern kitchen with a range of high and low level units, round edge worksurfaces, built in stainless steel oven, inlaid new touch control ceramic hob or gas hob TBC, feature wall tiling, plumbed / electric for washing machine, dishwasher and tumble dryer, single drainer stainless steel sink unit with mixer taps, laminate wood flooring, uPVC new back door, downlighters

First Floor

Landing

New stair carpet

Access to roofspace, laminate wood flooring, downlighters, built in storage, separate storage with gas boiler

Bedroom (1)

10'10 x 8'2

Laminate wood flooring

Bedroom (2)

14'2 x 8'10

Built in wardrobe, laminate wood flooring

Bedroom (3)

10'4 x 9'7

Laminate wood flooring

Bathroom

uPVC panelled bath unit, electric + combi gas powered shower, glazed shower screen, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters,

Outside

Front: In stones

Rear: Paved patio area, external storage shed, outside light, outside tap, uPVC fascia and rainwater goods, split level garden with paved patio

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with

care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

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[streets/flooding-your-area](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area) Please note the information

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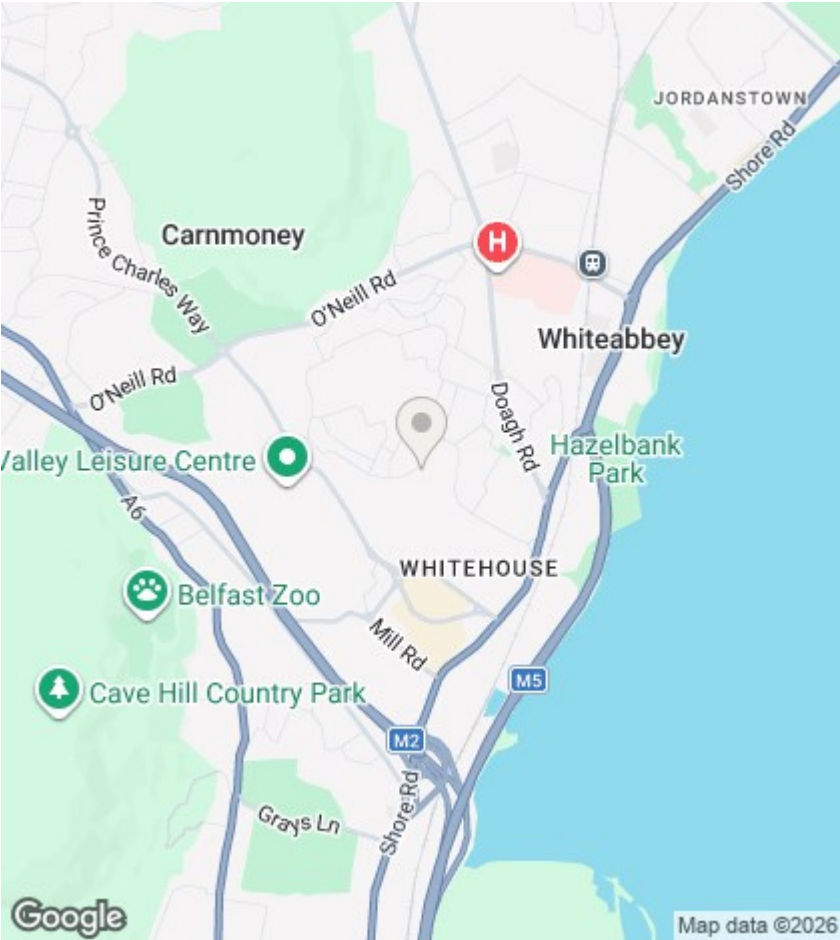
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Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC