



22 Carnreagh Bend Rathcoole, Newtownabbey, BT37 9EQ

**Offers Over
 £109,950**

We are delighted to offer for sale this attractive and well presented mid terrace property which is located just off the Church Road in the ever popular Rathcoole Housing Estate where demand for homes is high. This home will appeal to the young buyer seeking their first home.

Inside the accommodation comprises: Entrance hall, lounge with feature fireplace, dining room with wood laminate flooring and a separate fitted kitchen with built in appliances and access to rear.

Upstairs there are three bedrooms, all with wood laminate flooring and a separate shower room. Other benefits include pvc double glazing and gas heating.

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

Early viewing recommended !!

22 Carnreagh Bend

Rathcoole, Newtownabbey, BT37 9EQ



- Mid Terrace
- Fitted Kitchen
- Gas Heating
- 3 Bedrooms
- Shower Room
- Driveway & Gardens
- 2 Reception Rooms
- Pvc double Glazing

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, under stairs storage, radiator.

LOUNGE

14'1 x 11'11 at widest (4.29m x 3.63m at widest)

Feature tiled fireplace with chrome inset and matching hearth, radiator.

DINING ROOM

12'7 x 10'5 (3.84m x 3.18m)

Feature fireplace with chrome inset, wood laminate flooring, radiator.

KITCHEN

10'5 x 7'5 (3.18m x 2.26m)

Range of high and low level fitted units with Formica worktops. Stainless steel

single drainer sink unit, built in stainless steel under oven, ceramic hob and stainless steel extractor fan, plumbed for washing machine and dishwasher, integrated fridge / freezer, partly tiled walls, pvc double glazed back door.

FIRST FLOOR

LANDING

Storage cupboard with gas boiler, radiator.

BEDROOM 1

14'2 x 8'9 at widest (4.32m x 2.67m at widest)

Built in robe, wood laminate flooring, radiator.

BEDROOM 2

10'9 x 8'4 at widest (3.28m x 2.54m at widest)

wood laminate flooring, radiator.

BEDROOM 3

10'5 x 9'8 at widest (3.18m x 2.95m at widest)

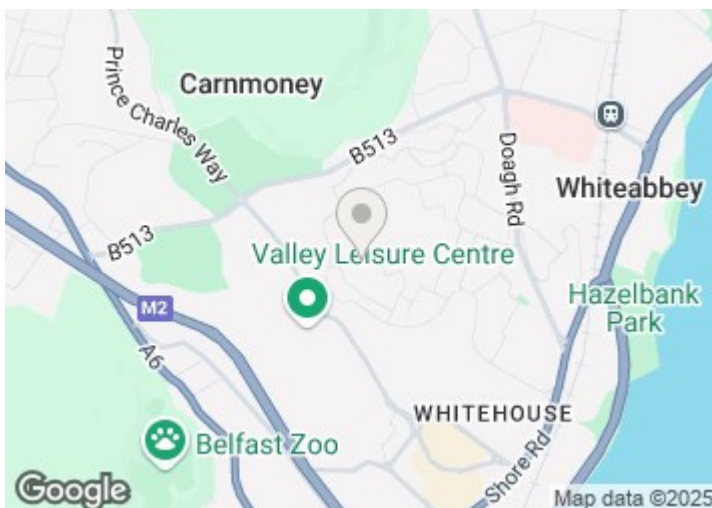
Wood laminate flooring, radiator.

SHOWER ROOM

White suite comprising: shower area with Thermostatic shower, wash hand basin and low flush W.C. Fully pvc panelled walls, radiator.

OUTSIDE

Concrete driveway to front for off street parking.
Garden to front in lawn with shrub beds.
Fully enclosed garden to rear in lawn with paved patio area.
Outhouse.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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