

## 2 GRAINON WAY

Rathcoole

Newtownabbey BT37

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern Shower Room
- PVC double Glazing
- Oil Heating
- Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Price £100,000**

## 2 Grainon Way

Rathcoole, Newtownabbey, BT37 9HR



### ACCOMMODATION COMPRISES:

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

##### LOUNGE

15'0 x 12'6 at widest (4.57m x 3.81m at widest)

Feature fireplace with tiled inset & hearth and wood surround, wood laminate flooring, 2 radiators.

##### KITCHEN / DINER

Range of high and low level fitted units with Formica worktops and matching upstands. Stainless steel single drainer sink unit, built in stainless steel under oven, ceramic hob and stainless steel extractor fan. Plumbed for washing machine, fridge / freezer space, tiled

floor, radiator, pvc double glazed back door leading to Lean To.

##### LEAN TO

7'10 x 7'0 (2.39m x 2.13m)

Tiled floor, pvc double glazed back door.

#### FIRST FLOOR

##### LANDING

Access to roofspace.

##### BEDROOM 1

11'6 x 9'7 (3.51m x 2.92m)

Radiator.

##### BEDROOM 2

12'1 x 7'9 (3.68m x 2.36m)

Radiator.

##### BEDROOM 3

9'1 x 7'11 at widest (2.77m x 2.41m at widest)

Built in robe, radiator.

#### SHOWER ROOM

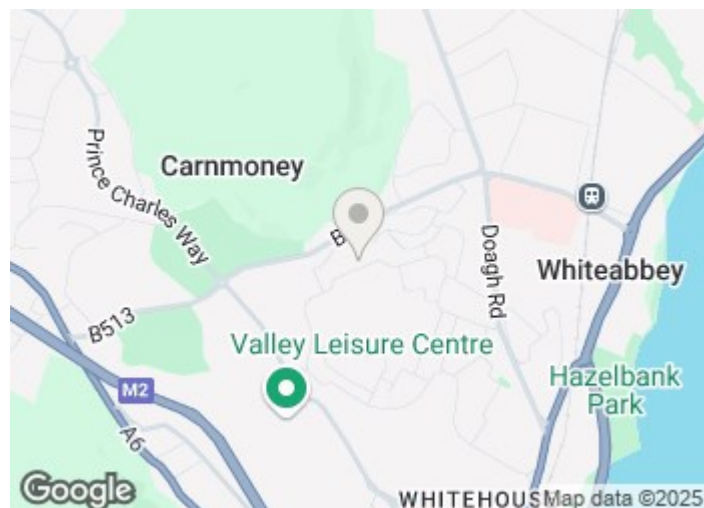
White suite comprising: chrome shower cubicle with Thermostatic shower, pedestal wash hand basin and low flush W.C. Fully pvc panelled walls, chrome heated towel rail.

#### OUTSIDE

Pebbled garden to front.

Fully enclosed garden to rear in lawn.

Pvc oil tank and boiler house.



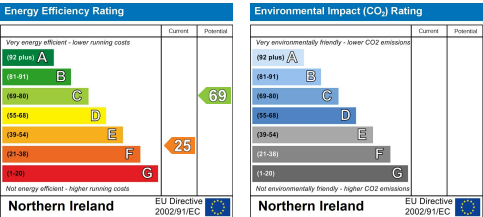
### Directions





Floor Plan

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