

## 28 RATHFERN WAY

Newtownabbey BT36

6BX

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- Pvc Double Glazing
- Gas 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
		EU Directive 2002/91/EC

**Offers Around £94,950**

# 28 Rathfern Way

, Newtownabbey, BT36 6BX



## ACCOMMODATION COMPRISES;

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE

14'5 x 14'3 (4.39m x 4.34m)  
Wood laminate flooring, radiator.

#### KITCHEN / DINER

17'4 x 10'1 (5.28m x 3.07m)  
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 extractor fan. Plumbed for washing

machine and dishwasher, tumble dryer space, fridge / freezer space, partly tiled walls, tiled floor, radiator, under stairs storage, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

Access to roofspace, storage cupboard with gas boiler.

#### BEDROOM 1

10'9 x 10'6 (3.28m x 3.20m)  
Built in mirrored sliding robes, wood laminate flooring, radiator.

#### BEDROOM 2

11'9 x 10'9 at widest (3.58m x 3.28m at widest)  
Wood laminate flooring, radiator.

#### BEDROOM 3

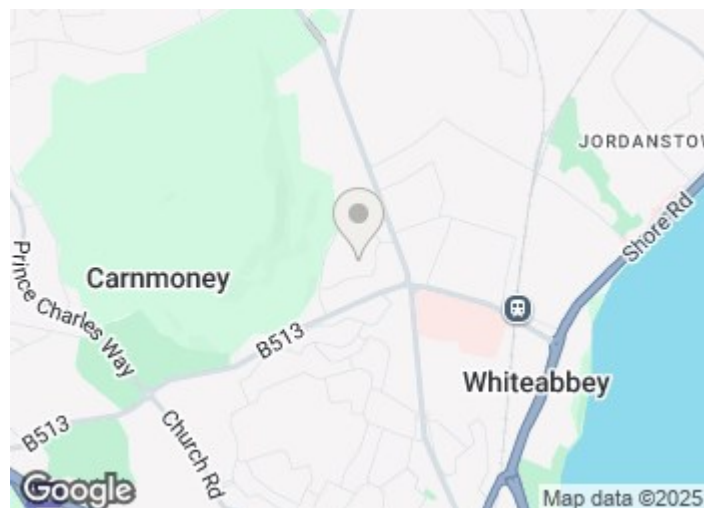
8'9 x 8'2 (2.67m x 2.49m)  
Built in robe, wood laminate flooring, radiator.

#### BATHROOM

White suite comprising: pvc panelled bath with Thermostatic shower and screen, vanity unit, low flush W.C. fully pvc panelled walls, radiator.

#### OUTSIDE

Paved garden to front.  
Fully enclosed paved garden to rear.



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000