



201a Derrycoole Way, Newtownabbey, BT37 9HL

Offers Over £70,000

- Ground floor apartment in a popular residential location
- Spacious reception room
- 3 Piece bathroom suite
- Double glazing
- Communal hallway with private, secure storage cupboard
- 2 Bedrooms
- Kitchen
- Gas fired central heating
- Garden laid in lawn
- Ideal investment property

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This two bedroom apartment in a highly convenient and popular area offers an excellent opportunity to those looking for a property that they can add value to. This property comprises a spacious lounge, kitchen, two well-proportioned bedrooms and a three piece bathroom suite. Additional benefits include outside garden space and gas fired central heating/double glazing. Early viewing is advised.



Council Tax Band: Northern Ireland



Communal Hall

Private storage cupboard.

Entrance Hall

Front door, wood laminate flooring, storage cupboard

Lounge

16'1 x 11'6 (at max)

Wood laminate flooring, feature fireplace with tiled hearth and surround, wood mantle

Kitchen

11'5 x 9'9

Fitted kitchen, round edge worksurfaces, space for washing machine, space for tumble dryer, space for fridge freezer, space for dishwasher, space for oven and hob, single bowl stainless steel sink unit with mixer tap and drainer, extractor fan

Bedroom (1)

11'5 x 10'4

Bedroom (2)

10'5 x 8'9

Built in wardrobe

Bathroom

3 Piece suite comprising pedestal wash hand basin with mixer tap, push button W/C, panelled bath with overhead thermostatic shower, chrome heated towel rail

Outside

Disclaimer / Additional Information

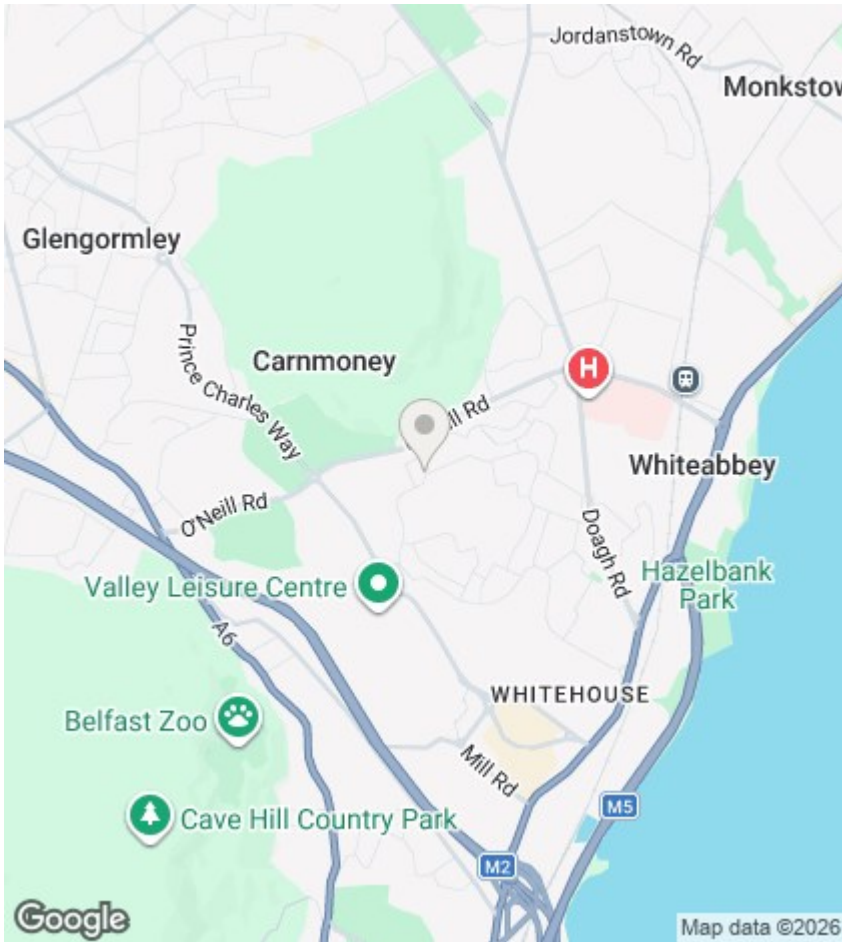
Tenure: Leasehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note 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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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		72	75
(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	