



## 201b Derrycoole Way, Newtownabbey, BT37 9HL

Offers Over £75,000

- Well presented first-floor apartment in popular residential location
- Open-plan lounge & dining
- Study/Store room
- Gas fired central heating
- Garden laid in lawn
- 1 bedroom
- Fitted kitchen
- Modern 3 piece shower room
- Double glazing in UPVC frames
- Ideal downsize or investment property

# 201b Derrycoole Way, Newtownabbey BT37 9HL

This well presented first floor apartment is situated in a popular and highly convenient location, ideal for a range of buyers. The property comprises a spacious open plan lounge through to dining room, bedroom with built in mirrored sliding wardrobes, fitted kitchen with a range of built in appliances, modern three piece shower room as well as a separate study/store room. Additional benefits include a communal hallway with secure private storage, enclosed garden laid in lawn, gas fired central heating and double glazing in UPVC frames. Early viewing is strongly advised.



Council Tax Band: Northern Ireland



## **Communal Hallway**

Secure private storage cupboard.

## **Entrance Hall**

Ceramic tiled flooring, PVC door with glazed inset panels

## **Lounge**

16'1 x 9'10

Wood laminate flooring, feature fireplace with inset electric fire, ceiling cornicing, open plan to:

## **Store/ Office**

7'5 x 4'6

Wood laminate flooring

## **Dining room**

10'6 x 8'9

Wood laminate flooring, built in storage cupboard with gas boiler

## **Kitchen**

11'5 x 9'10

Ceramic tiled flooring, part wall tiling, fitted kitchen with range of high and low level units and round edge worksurfaces, built in fridge, built in freezer, built in fan assisted oven, built in electric hob, space for washing machine, built in dishwasher, single bowl stainless steel sink unit with mixer tap and drainer.

## **Bedroom (1)**

10'4 x 9'6

Wood laminate flooring, built in sliding robes with mirrored doors, ceiling cornicing

## **Bathroom**

Pedestal wash hand basin with storage, shower enclosed with thermostatic controlled shower unit, push button W/C, PVC panelling, downlighters, chrome heated towel rail, powered mirror

## **Outside**

Enclosed garden laid in lawn.

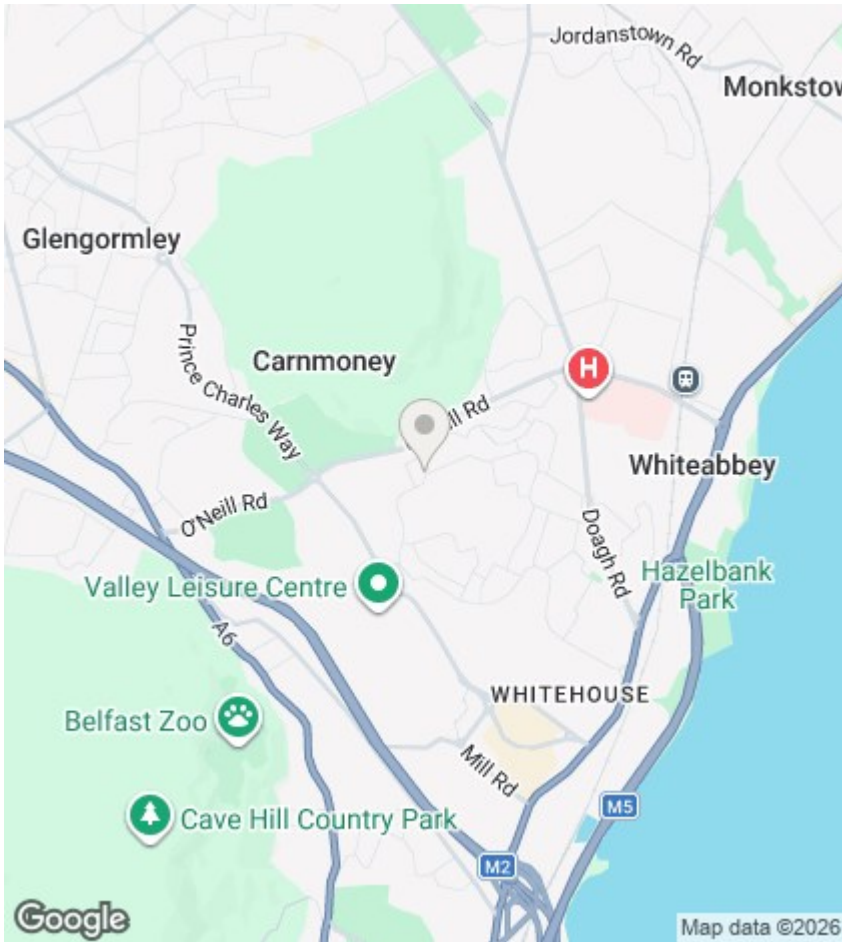
## **Disclaimer / Additional Information**

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                      | 72        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | EU Directive 2002/91/EC |           |