



**Apt 7, 36 Derrycoole Way  
 Rathcoole, Newtownabbey, BT37 9EL**

**Offers Over £79,950**

We are delighted to offer for sale this well presented second floor apartment which is located just off the Church road in the ever popular Rathcoole Estate and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with storage cupboard, open plan living with lounge and a walnut effect fitted kitchen / diner with built in oven & hob and PVC double glazed sliding patio doors opening to a Juliet style balcony offering superb views towards Cavehill. There are also two bedrooms and a modern bathroom with white suite. Other benefits include PVC double glazing and gas heating. Outside there is ample communal parking at rear.

**Early viewing recommended !!**

# Apt 7, 36 Derrycoole Way

## Rathcoole, Newtownabbey, BT37 9EL



- Second Floor Apartment
- Lounge / Kitchen / Dining
- Gas Heating
- 2 Bedrooms
- Modern White Bathroom
- Popular Location
- Open Plan Living
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Radiator, storage cupboard with gas boiler, additional storage cupboard

##### LOUNGE / KITCHEN / DINING

16'7" x 14'0" at widest (5.05m" x 4.27m" at widest )

Range of walnut effect high and low level units, formica worktop, stainless steel single drainer sink unit, built in

stainless steel oven, stainless gas hob, stainless steel splashback, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, radiator, pvc double glazed sliding patio door opening to a Juliet style balcony offering superb views towards Cavehill

##### BEDROOM 1

12'3" x 10'7" at widest (3.73m" x 3.23m" at widest )

Radiator

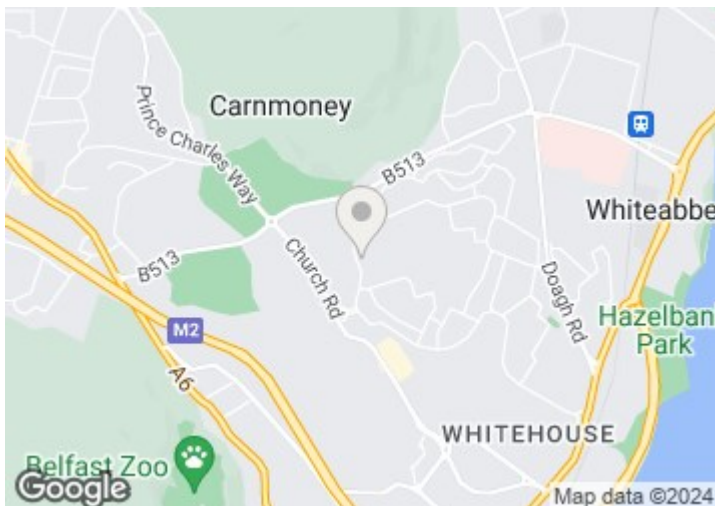
##### BEDROOM 2

7'9" x 7'1" (2.36m" x 2.16m")

Radiator, velux window

##### BATHROOM

Modern white suite comprising pvc tongue and groove panelled bath, shower attachment, screen, semi pedestal wash hand basin, low flush wc, radiator, velux window, partly tiled walls



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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		
<b>Northern Ireland</b>	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. Your home may be repossessed if you do not keep up your repayments on your mortgage.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark