



**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

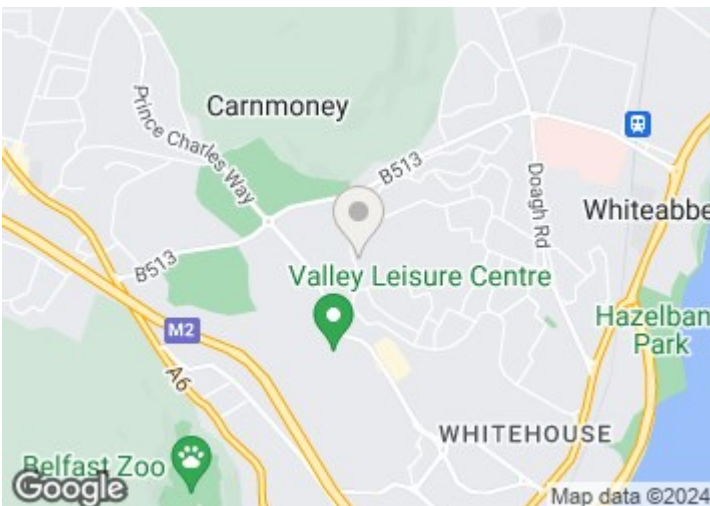
BEDROOM 2

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) A		
(81-91) B	79	79
(69-80) C		
(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	



****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.

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