



## 2 Braden Heights Rathcoole, Newtownabbey, BT37 9BB

**Offers Over  
£124,950**

We are delighted to offer for sale this well presented semi detached villa enjoying a prominent position in the ever popular Derrycoole Way, Rathcoole Housing Estate, Newtownabbey and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with feature fireplace, fitted kitchen / diner with built in oven and hob and sliding patio doors to a conservatory enjoying views over the rear garden.

Upstairs there are three bedrooms, all with wood laminate flooring and a separate bathroom with white suite

Other benefits include PVC double glazing and gas heating

Outside there is a tarmac driveway to side, garden to front in lawn and an enclosed garden to rear.

Early viewing recommended !!

## 2 Braden Heights

Rathcoole, Newtownabbey, BT37 9BB



- Well Presented Semi Detached
- Fitted Kitchen
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Driveway, Gardens & Garage
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, under stairs storage

##### LOUNGE

12'10" x 11'6" (3.91m" x 3.51m")  
Attractive fireplace, tiled hearth, gas fire

##### KITCHEN / DINER

17'3" x 10'3" (5.26m" x 3.12m")  
Range of high and low level units, formica worktop,

stainless steel sink unit, stainless steel oven, hob, extractor fan, plumbed for washing, fridge / freezer space, access to rear

##### CONSERVATORY

13'3" x 9'5" (4.04m" x 2.87m")  
Access to garden

#### FIRST FLOOR

##### BEDROOM 1

11'11" x 10'7" (3.63m" x 3.23m" )  
Wood laminate flooring

##### BEDROOM 2

10'11" x 8'8" (3.33m" x 2.64m" )  
Wood laminate flooring

##### BEDROOM 3

8'10" x 7'8" (2.69m" x 2.34m")  
Wood laminate flooring

##### SHOWER ROOM

Vanity unit, low flush wc, enclosed shower cubicle

##### OUTSIDE

Tarmac driveway to side  
Garden to front in lawn  
Large garden to rear in lawn



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>	70	73
(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.

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