



**41 Braden Heights**  
**Rathcoole, Newtownabbey, BT37 9BB**

**Offers Around**  
**£124,950**

We are delighted to offer for sale this attractive and extremely well presented linked detached villa which is located in a very popular development just off Derrycoole Way, Rathcoole and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises entrance hall, large lounge with feature fireplace and wood laminate flooring and a modern black high gloss fitted kitchen / diner with built in stainless steel oven and hob and double glazed sliding patio doors to rear. Upstairs there are three bedrooms and a modern family bathroom with white suite.

Other benefits include PVC double glazed and gas heating.

Outside there is a tarmac driveway, garden to front and a fully enclosed garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 41 Braden Heights

Rathcoole, Newtownabbey, BT37 9BB



- Linked Detached Villa
- Modern Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Driveway & Gardens
- Large Lounge
- Pvc Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door.

#### LOUNGE

17'0" x 11'9" (5.18m x 3.58m)

Feature gas fire, wood laminate flooring, under stairs storage.

#### KITCHEN / DINER

14'11" x 8'8" (4.55 x 2.64)

Modern range of black high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel under oven, stainless steel

gas hob, stainless steel splash

back, stainless steel extractor fan, 7'10" x 7'0" (2.39 x 2.13)

fridge / freezer space, plumbed for Radiator.

washing machine, partly tiled

walls, tiled floor, radiator, double glazed sliding patio door to rear.

### FIRST FLOOR

#### LANDING

Storage cupboard with gas boiler, access to roofspace.

#### BEDROOM 1

15'1" x 10'1" AT WIDEST (4.60 x 3.07 AT WIDEST)

Radiator.

#### BEDROOM 2

7'11" x 7'8" (2.41 x 2.34)

Radiator.

#### BEDROOM 3

7'10" x 7'0" (2.39 x 2.13)

Radiator.

### BATHROOM

White suite comprising corner wood panelled bath, shower attachment, pedestal wash hand basin, low flush WC, fully tiled walls, radiator.

### OUTSIDE

Tarmac driveway.

Garden to front in lawn with shrubs

Fully enclosed garden to rear in lawn with paved patio area.

Tap.



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>		
(55-68) <b>D</b>	<b>64</b>	<b>67</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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