

## 259 DERRYCOOLE WAY

**Rathcoole  
Newtownabbey BT37**

- End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Modern Shower Room
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

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>			
(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	

**Offers Around £119,950**

# 259 Derrycoole Way

## Rathcoole, Newtownabbey, BT37 9JJ



### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage

##### DINING ROOM / FAMILY ROOM

12'8" x 10'6" (3.86m" x 3.20m')

Wood laminate flooring, radiator, archway to lounge

##### LOUNGE

14'3" x 11'11" at widest (4.34m" x 3.63m" at widest)

Feature fireplace, granite inset, wood laminate flooring, radiator

##### KITCHEN

10'5" x 6'6" (3.18m" x 1.98m")

Modern range of high and low level

units, complimentary worktops, basin 1/2

stainless steel sink unit, built in stainless steel double oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer and washing machine, tiled floor, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

Storage cupboard, access to roofspace

##### BEDROOM 1

10'6" x 9'6" (3.20m" x 2.90m")

##### BEDROOM 2

11'3" x 10'7" (3.43m" x 3.23m")

Wood laminate flooring

##### BEDROOM 3

14'3" x 8'9" (4.34m" x 2.67m")

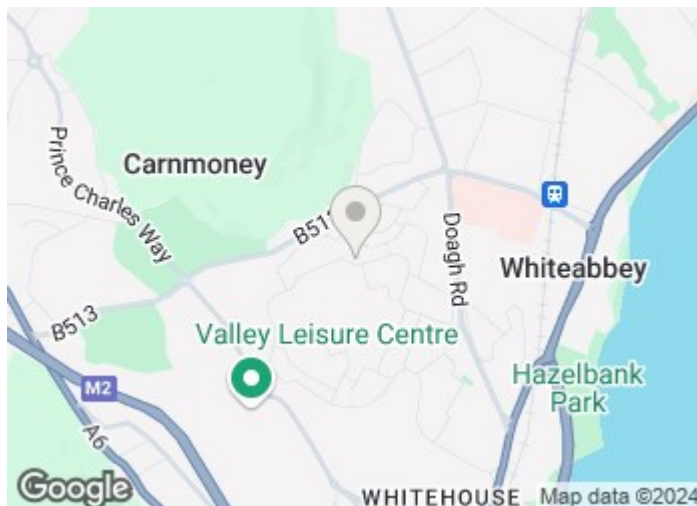
Built in cupboard

#### SHOWER ROOM

Three piece suite comprising vanity unit, low flush wc, corner shower cubicle with thermostatically controlled shower, chrome heated towel radiator, pvc panelled walls, pvc panelled ceiling, shelved cupboard with gas boiler

#### OUTSIDE

Enclosed garden to rear in artificial lawn with paved patio area, outhouse



### Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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