



## 17 Glanroy Terrace Rathcoole, Newtownabbey, BT37 9JY

**Offers Around  
 £109,950**

We are delighted to offer for sale this attractive end terrace which is located just off the O'Neill Road on the ever popular Rathcoole Estate and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace and wood laminate flooring, dining room with cast iron fireplace and wood laminate flooring and a modern high gloss fitted kitchen with built in oven & hob, space for appliances and access to rear.

Upstairs there are three bedrooms and a modern bathroom with white suite

Other benefits include PVC double glazing, oil heating and PVC fascia and guttering.

Outside there is a garden to front in lawn and a concrete patio area to rear with steps to a garden in lawn.

Early viewing recommended !!

# 17 Glanroy Terrace

## Rathcoole, Newtownabbey, BT37 9JY



- End Terrace
- Modern Kitchen
- Oil Heating
- 3 Bedrooms
- Modern White Bathroom
- Popular Location
- 2 Reception Rooms
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

##### LOUNGE

14'6" x 12'0" (4.42m" x 3.66m")

Feature fireplace, cast iron inset, wood laminate flooring, radiator

##### DINING ROOM

12'1" x 9'11" (3.68m" x 3.02m")

Cast iron fireplace, wood laminate flooring, radiator

##### KITCHEN

11'0" x 7'3" (3.35m" x 2.21m")

Modern range of cream high gloss high and low level units, formica worktop, stainless steel single drainer sink unit,

built in stainless steel oven, ceramic hob, stainless steel splashback, stainless steel extractor fan, fridge / freezer space. plumbed for washing machine and dishwasher, tiled floor, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

Access to roofspace

##### BEDROOM 1

13'9" x 12'6" at widest (4.19m" x 3.81m" at widest )

Radiator

##### BEDROOM 2

12'5" x 10'9" at widest (3.78m" x 3.28m" at widest )

Radiator, hotpress, built in cupboard

##### BEDROOM 3

10'1" x 9'9" at widest (3.07m" x 2.97m" at widest )

Radiator, built in cupboard

##### BATHROOM

White suite comprising panelled bath, electric shower above, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

##### OUTSIDE

Garden to front in lawn

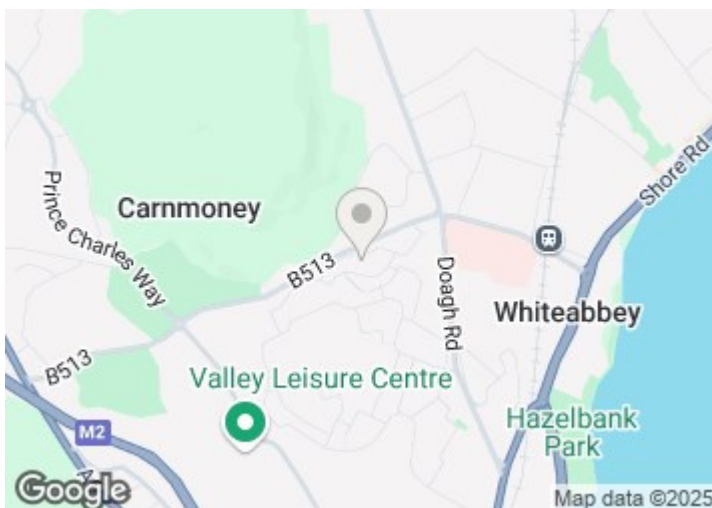
Concrete patio area to rear

Outhouse with oil boiler

Steps to garden in lawn

Oil tank

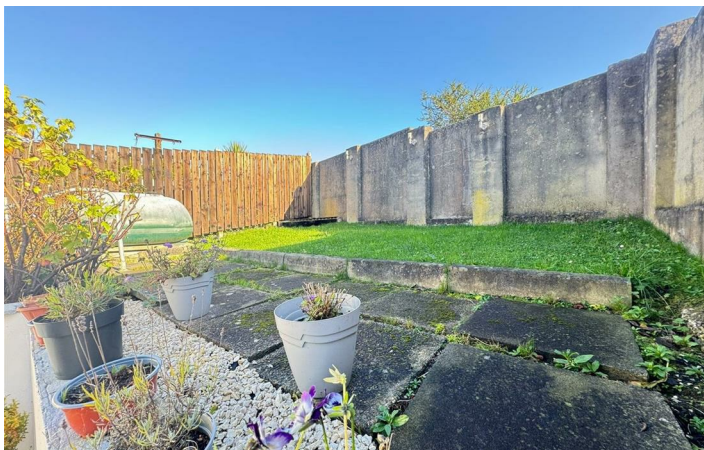
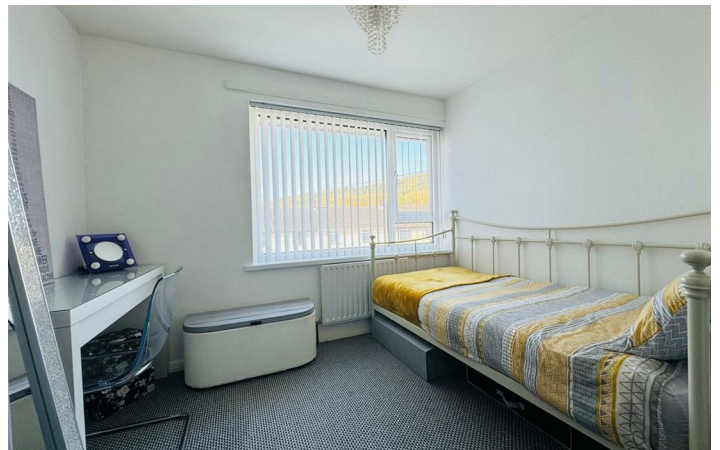
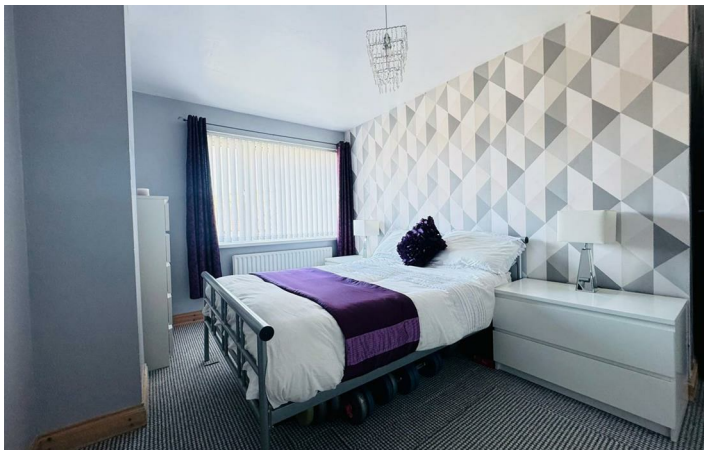
PVC fascia and guttering



### 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>	51	65
(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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