



## 60 RATHMORE DRIVE

**Rathcoole  
Newtownabbey BT37**

- Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Shower room & Bathroom
- PVC Double Glazing
- Oil Heating
- Enclosed Garden To Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Over £114,950**

# 60 Rathmore Drive

## Rathcoole, Newtownabbey, BT37 9BW



### ACCOMMODATION COMPRISES;

#### GROUND FLOOR

##### ENTRANCE HALL

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

##### LOUNGE

14'0" x 12'0" (4.27m" x 3.66m")

Feature fireplace with matching inset and hearth, radiator, pvc double glazed sliding patio doors to rear, double doors to:

##### DINING ROOM

14'5" x 10'4" (4.39m" x 3.15m")

Feature fireplace with cast iron inset, granite hearth and carved wood surround, radiator.

##### KITCHEN

10'5" x 10'4" at widest (3.18m" x 3.15m" at widest )

Modern range of high and low level units. formica worktops, basin 1/2 stainless steel sink unit, built in stainless steel under oven, ceramic hob, stainless steel extractor fan, plumbed for washing machine, fridge / freezer space, fully tiled walls, tiled floor, radiator

##### REAR HALL

Access to garden

##### SHOWER ROOM

Modern white suite comprising fully tiled shower area with thermostatic shower, heated self cleaning low flush wc, vanity unit, fully tiled walls, tiled floor

##### FIRST FLOOR

##### LANDING

Access to roofspace, hotpress

##### BEDROOM 1

14'1" x 8'9" (4.29m" x 2.67m")

Range of built in wardrobes and cupboards, built in storage, radiator

##### BEDROOM 2

10'5" x 8'5" (3.18m" x 2.57m")

Radiator

##### BEDROOM 3

10'5" x 9'8" at widest (3.18m" x 2.95m" at widest )

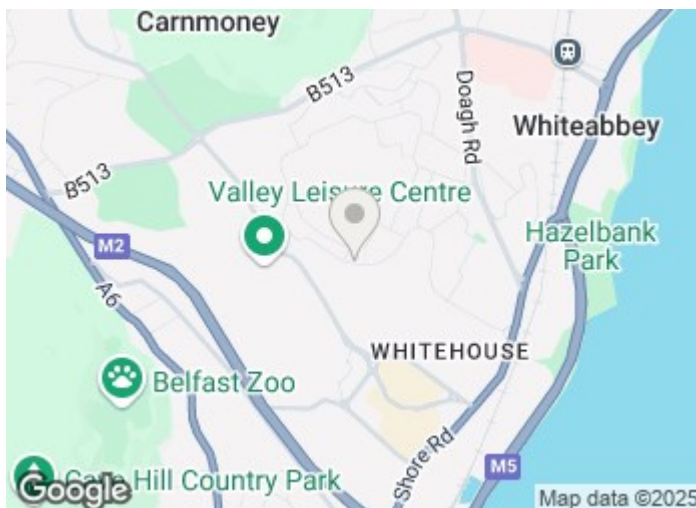
Radiator

##### BATHROOM

White suite comprising panelled bath, shower attachment, vanity unit, low flush wc, radiator

##### OUTSIDE

Fully enclosed garden to rear with brick paved patio area



### 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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