



## 60 Rathmore Drive Rathcoole, Newtownabbey, BT37 9BW

**Offers Over  
£119,950**

We are delighted to offer for sale this attractive semi detached villa which is located on the Main Rathmore Drive within the every popular Rathcoole Housing estates where demand for homes is high and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall with wood laminate flooring, lounge with sliding doors to rear, dining room with feature fireplace, a separate walnut effect fitted kitchen, rear hall and downstairs shower room with heated toilet.

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

Other benefits include PVC double glazing and oil heating.

Outside there is a pebbled garden to front and a enclosed garden to rear with brick paved patio.

Early viewing recommended !!

# 60 Rathmore Drive

## Rathcoole, Newtownabbey, BT37 9BW



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

### 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

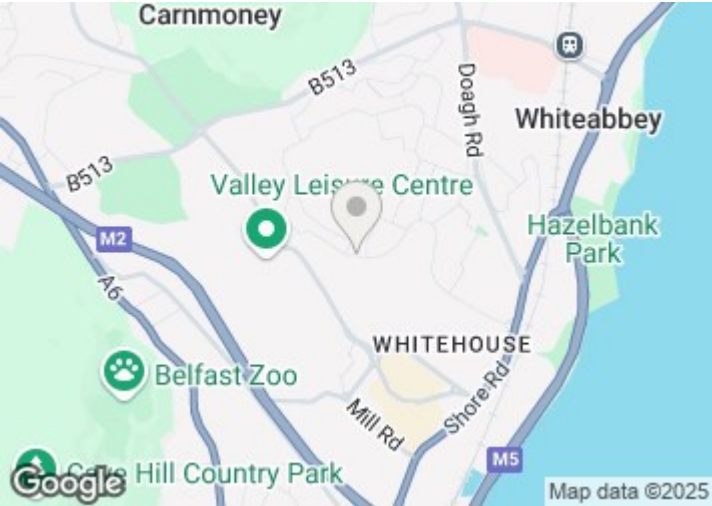
10'5" x 9'8" at widest (3.18m" x 2.95m" at widest )  
Radiator

##### BATHROOM

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

##### OUTSIDE

Fully enclosed garden to rear with brick paved patio area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark