



**21 Deerfin Park  
 Rathcoole, Newtownabbey, BT37 9JB**

**Offers Around  
 £89,950**

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

Inside the accommodation comprises: entrance hall with leaded glass front door, lounge with stained floorboards, dining room with wood laminate flooring and a fitted kitchen with space for appliances and access to rear.

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

Other benefits include PVC double glazing and oil heating

Outside there is a garden to front in lawn, double timber gates at rear with garden in lawn and paved patio area.

Early viewing recommended !!

# 21 Deerfin Park

Rathcoole, Newtownabbey, BT37 9JB



- Mid Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- 2 Reception Rooms
- PVC Double Glazing

## ACCOMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Leaded glass front door, radiator, under stairs storage

#### LOUNGE

14'3" x 11'9" (4.34m" x 3.58m") radiator

#### KITCHEN

10'2" x 7'6" (3.10m" x 2.29m") Low level units, formica worktop, stainless steel single drainer sink unit, cooker space, plumbed for washing machine, under fridge & freezer space, partly tiled walls, pvc double glazed back door

### DINING ROOM

12'8" x 10'9" (3.86m" x 3.28m") Feature mock fireplace, wood laminate flooring, radiator

### FIRST FLOOR

#### LANDING

Radiator, access to roofspace

#### BEDROOM 1

14'2" x 8'9" (4.32m" x 2.67m") Built in cupboard, radiator

#### BEDROOM 2

10'10" x 7'9" (3.30m" x 2.36m" ) Built in mirrored sliding robes, radiator

### BEDROOM 3

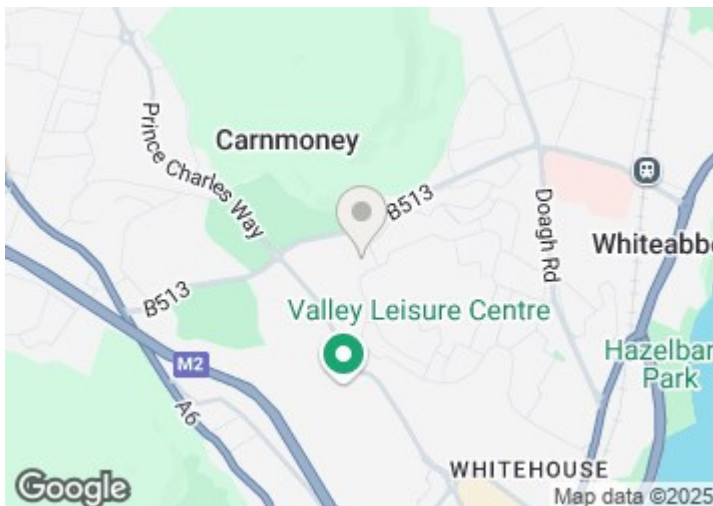
10'9" x 12'0"7" at widest (3.28m" x 36.75m" at widest ) Radiator

### BATHROOM

White suite comprising bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator, hotpress

### OUTSIDE

Double timber gates at rear Garden to rear in lawn with paved patio area  
 Outhouse and oil tank  
 Garden to front in lawn



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>	71	76
(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	



**\*\*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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