



## 30 Kylemore Bend Rathcoole, Newtownabbey, BT37 9JP

**Offers Over £99,950**

We are delighted to offer for sale this attractive mid terrace property which is located just off the O'Neill Road within the ever popular Rathcoole Housing Estate where demand for homes is always high and will appeal to the first time buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with feature wall mounted fire and a fitted kitchen with dining area and double doors to rear.

Upstairs there are 3 bedrooms and a separate modern bathroom with white suite.

Other benefits include pvc double glazing and gas heating.

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

Early viewing recommended !!

# 30 Kylemore Bend

## Rathcoole, Newtownabbey, BT37 9JP



- Mid Terrace
- Fitted Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- Lounge
- Pvc Double Glazing

**ACCOMMODATION COMPRISES;** oven, gas hob and stainless steel extractor fan. Integrated fridge, plumbed for washing machine, partly tiled walls, storage cupboard, pvc double glazed double doors to rear.

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator.

#### LOUNGE

15'0 x 12'8 at widest (4.57m x 3.86m at widest)  
Feature wall mounted fire, radiator.

#### KITCHEN / DINER

16'0 x 8'9 (4.88m x 2.67m)  
Range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel under

### FIRST FLOOR

#### LANDING

Access to roofspace.

#### BEDROOM 1

12'1 x 7'9 at widest (3.68m x 2.36m at widest)  
Wood laminate flooring, radiator.

#### BEDROOM 2

11'6 x 9'9 (3.51m x 2.97m)  
Wood laminate flooring, radiator.

#### BEDROOM 3

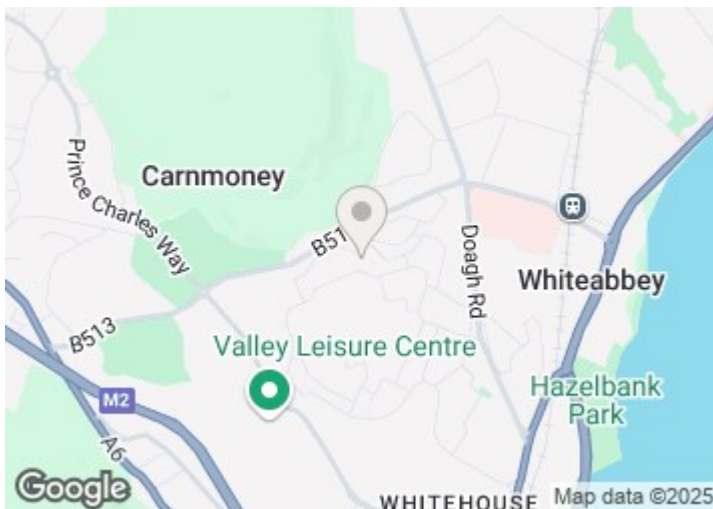
9'1 x 7'11 (2.77m x 2.41m)  
Wood laminate flooring, built in robe, radiator.

#### BATHROOM

Modern white suite comprising: panelled bath with Thermostatic shower, pedestal wash hand basin and low flush W.C. Fully tiled walls, tiled floor, chrome heated towel rail.

#### OUTSIDE

Pebbled garden to front suitable for off street parking.  
Fully enclosed garden to rear with paved patio area and outhouse.



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	73
(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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