



ULSTER PROPERTY SALES

UPS

GLENGORMLEY BRANCH

303 Antrim Road, Glengormley,
Newtownabbey, County Antrim, BT36

028 9083 3295

glengormley@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



295 DERRYCOOLE WAY

**Rathcoole
Newtownabbey BT37**

- End Terrace
- Three Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Driveway & Gardens

| 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 | | |
| Northern Ireland | | |
| | | EU Directive 2002/91/EC |

Offers Around £99,950

295 Derrycoole Way

Rathcoole, Newtownabbey, BT37 9JJ



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage

LOUNGE

14'3" x 12'0" at widest (4.34m" x 3.66m" at widest)

Attractive fireplace, wood laminate flooring, two radiators

KITCHEN / DINER

20'8" x 10'6" (6.30m" x 3.20m")

Range of high and low level units, formica worktop, single drainer sink unit, cooker space, stainless

steel extractor fan, plumbed for washing machine, partly tiled walls, part wood laminate flooring, two radiators, pvc double glazed back door

FIRST FLOOR

LANDING

Hotpress, access to roofspace

BEDROOM 1

14'3" x 8'9" (4.34m" x 2.67m")
Radiator

BEDROOM 2

10'9" x 10'7" at widest (3.28m" x 3.23m" at widest)
Radiator

BEDROOM 3

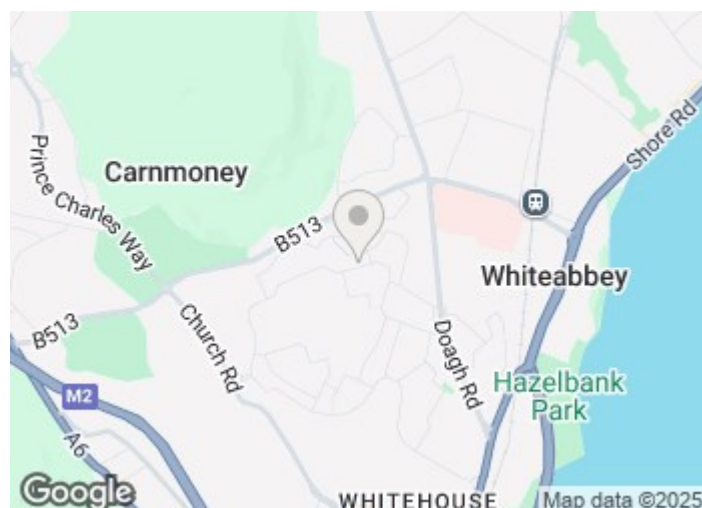
10'5" x 9'7" (3.18m" x 2.92m")
Radiator

BATHROOM

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

OUTSIDE

Off street parking at side
Garden to front in lawn
Garden to side in lawn
Concrete patio area to rear with steps to garden in lawn
Outhouse with oil boiler, pvc oil tank



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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