



28 Derrycoole Way, Newtownabbey, BT37 9EL

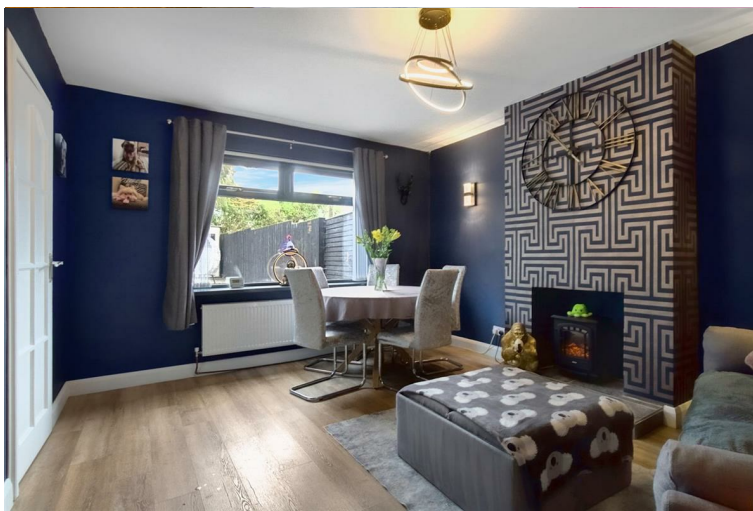
- Well Presented Semi Detached
- Modern Fitted Kitchen
- Gas Heating
- Private Double Driveway
- Convenient Location
- Three Bedroom; Two Reception
- Deluxe Shower Room
- PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £139,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

FAMILY ROOM 14'8" x 10'5" (wps)

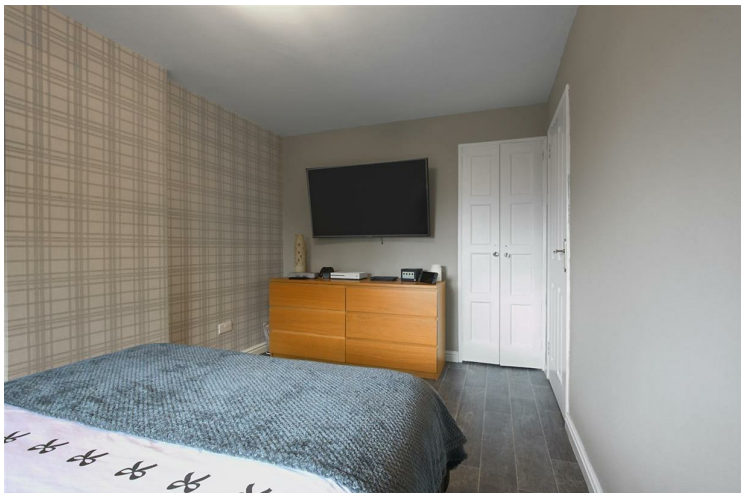
Box bay window to front elevation. Wood laminate floor covering.

LOUNGE 14'2" x 12'0"

Focal point fireplace with tiled hearth. Wood laminate floor covering.

KITCHEN 10'5" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and stainless steel extractor hood over. Integrated double ovens. Space for fridge freezer. Plumbed and space for washing machine and slimline dishwasher. Glass upstands to walls. Wood laminate floor covering. PVC double glazed door leading to rear garden.



FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to separate shelved store. Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 14'1" x 8'9"

Built in wardrobe.

BEDROOM 2 10'8" x 8'5"

BEDROOM 3 10'6" x 9'10" (wps)

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Tile effect panelling to walls. Chrome towel radiator. Tile effect flooring.

EXTERNAL

Generous sized private driveway finished in tarmac.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Low maintenance fully enclosed rear garden finished in decorative stone, mature trees and patio area.

Outside tap.

External lighting.

Garden store.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Well presented, three bedroom/two reception, semi detached home with private driveway and generous sized rear garden, conveniently situated on Derrycoole Way, Rathcoole, Newtownabbey.

The property comprises entrance hall, lounge, family room, separate modern fitted kitchen, three well-proportioned bedrooms, and deluxe shower room.

Externally, the property enjoys private, double driveway area finished in tarmac, and low maintenance, fully enclosed, rear garden, finished mainly in paved patio area and decorative stone.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements




Awards








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