COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

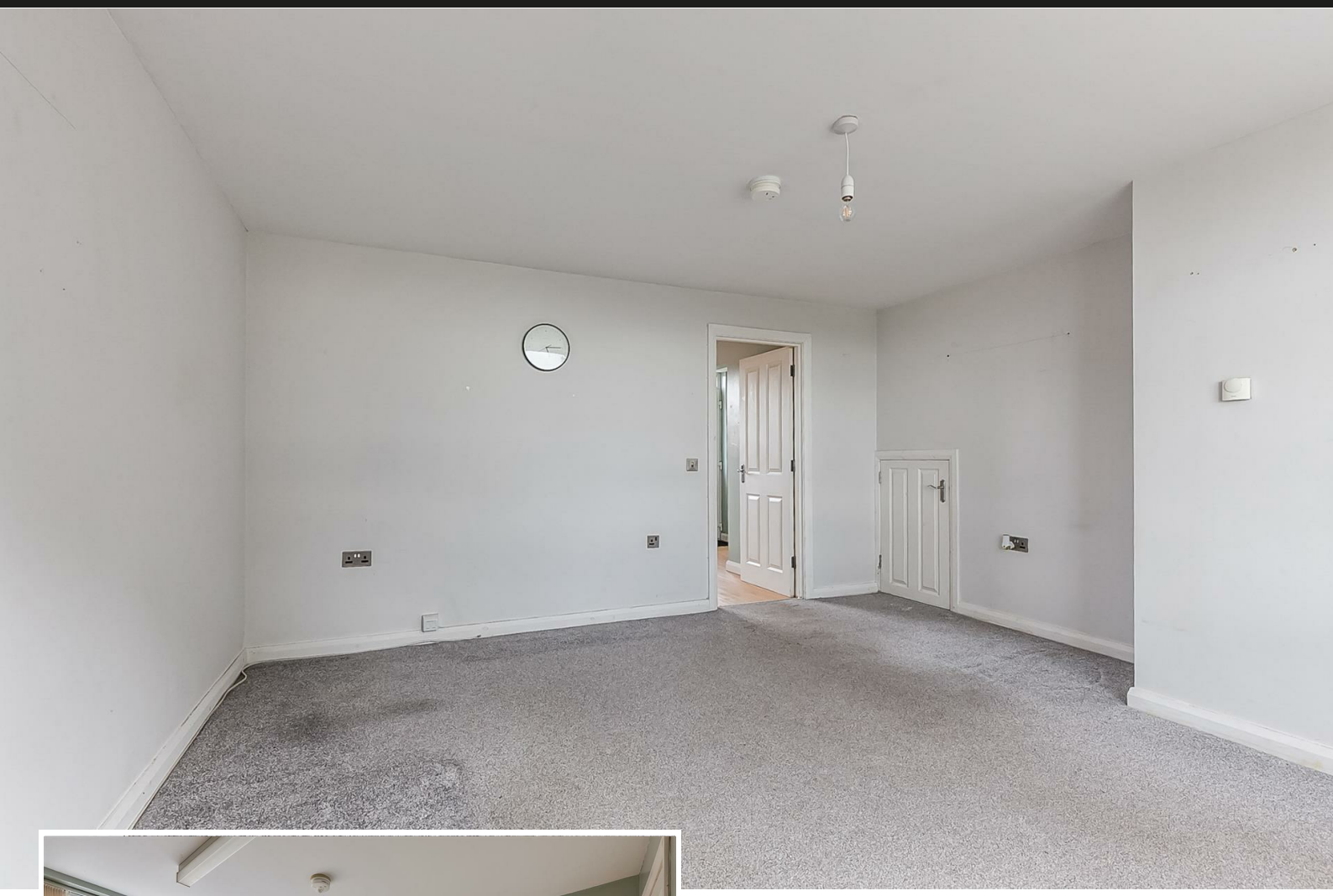
18 Rathfern Way, Newtownabbey, BT36 6BX

- Mid Terrace Property
- Lounge
- Bathroom; Furnished Cloakroom
- Front And Rear Gardens
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Views Toward Belfast Lough
- Ideal First Time Buy / Buy To Let Investment

Offers Over £124,950

EPC Rating C

18 Rathfern Way, Newtownabbey, BT36 6BX



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'6" x 14'2" (wps)

Picture window to front elevation enjoying views towards Belfast Lough. Access to under stairs store.

KITCHEN WITH INFORMAL DINING AREA 12'2" x 10'0"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor canopy over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Glass fronted display cabinet. Splash back tiling to walls. Wood laminate floor covering. Open arch leading to:

REAR HALL

Wood laminate floor covering. PVC double glazed back door.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC.

FIRST FLOOR

LANDING

Access to store and roof space.

BEDROOM 1 12'9" x 10'8" (wps)

Wall to wall fitted wardrobes in mirrored sliding doors. Views towards Cave Hill and Carnmoney Hill.

BEDROOM 2 11'8" x 9'3"

Views towards Belfast Lough.

BEDROOM 3 8'5" x 7'10" (wps)

Views towards Belfast Lough. Built in wardrobe/store.

FAMILY BATHROOM

Contemporary white three piece suite comprising panelled bath/shower, vanity unit and WC. Thermostat controlled mains shower (pressurised system) and curved glass shower screen other bath. Towel radiator. Fully panelled walls. Tile effect wood laminate floor covering.

EXTERNAL

Low maintenance, fully enclosed front garden, finished in paved patio area and pink stone.
Fully enclosed, low maintenance, rear garden finished in paved patio area, coloured stone, and range of plants and shrubbery.
External lighting.

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.

[redacted]

Well presented, three bedroom, mid terrace property, with elevated views towards Belfast Lough, located within the popular Rathfern area of Newtownabbey.

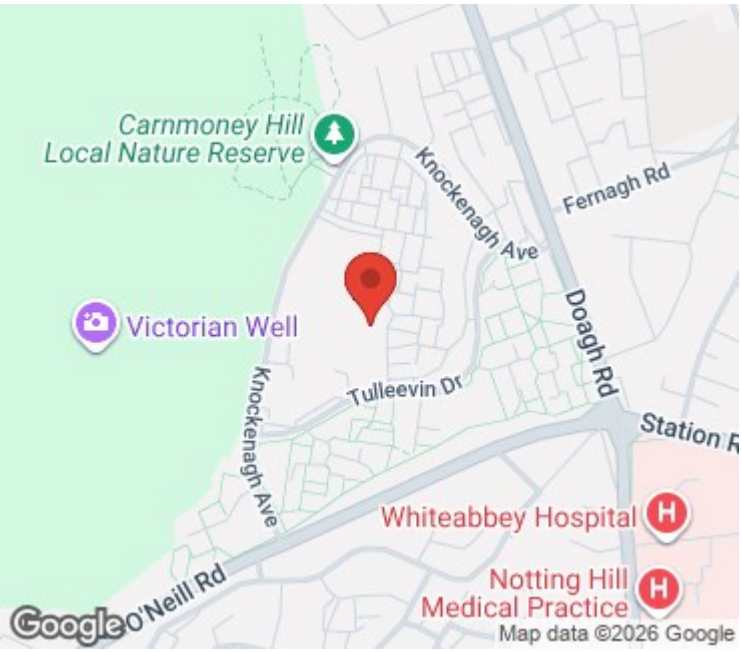
The property comprises entrance hall, lounge, modern fitted kitchen with informal dining area, rear hall, furnished cloakroom, three well-proportioned bedrooms, and family bathroom with contemporary, white, three piece suite.

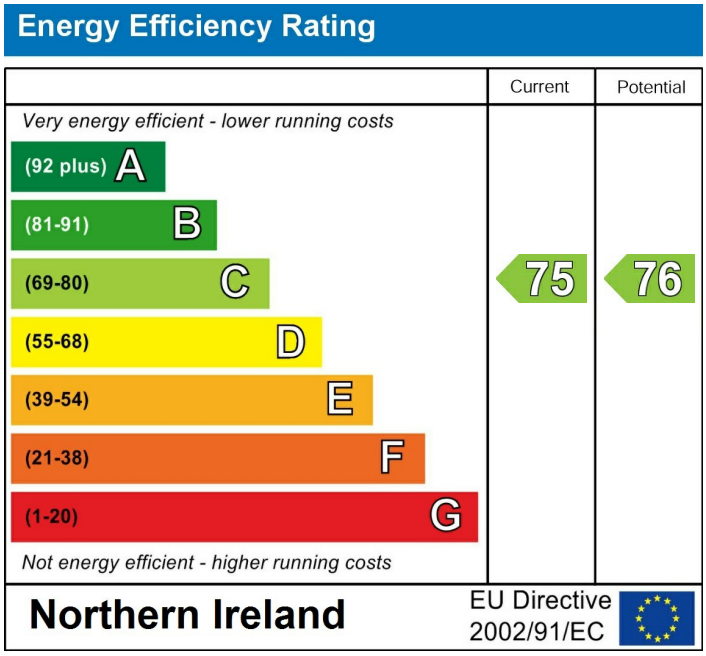
Externally, the property enjoys low maintenance, fully enclosed gardens front and rear.

Other attributes include gas heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.





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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring
Northern Ireland Children's Hospice

Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

WE ARE MACMILLAN. CANCER SUPPORT