COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

42 Rathcoole Drive, Newtownabbey, BT37 9AE

- Own-Door, First Floor Apartment
- Lounge
- Shower Room; White Suite
- Private Driveway
- Convenient Location
- Two Well-Proportioned Bedrooms
- Separate Kitchen
- Gas Heating; PVC Double Glazing
- Private Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £94,950

EPC Rating D

42 Rathcoole Drive, Newtownabbey, BT37 9AE

PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LANDING

Access to roof space.

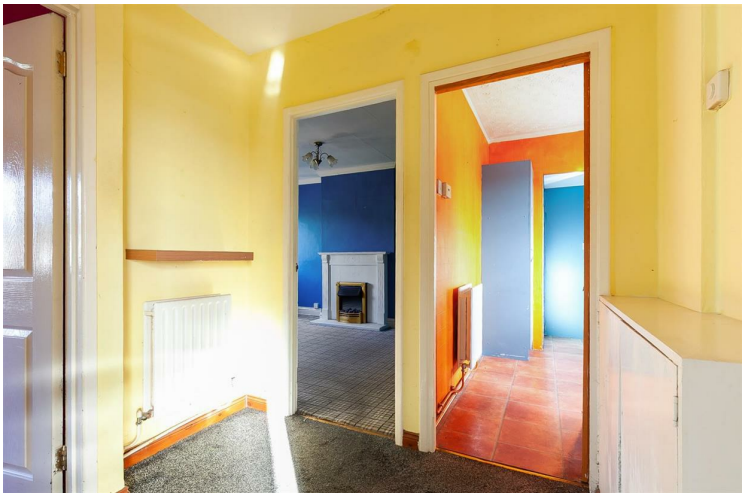
LOUNGE 14'2" x 13'6" (wps)

Focal point fireplace. Built in store.

KITCHEN 10'10" x 9'3" (wps)

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Plumbed and space for washing machine. Space for fridge freezer. Splashback tiling to walls. Tile effect wood laminate floor covering.

[redacted]



[redacted]

BEDROOM 1 13'6" x 10'4"

Built in store with gas fired central heating boiler. Wood laminate floor covering.

BEDROOM 2 10'9" x 9'3"

Wood laminate floor covering.

SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls. Tile effect wood laminate floor covering. Chrome towel radiator.

EXTERNAL

Private driveway finished in stone.
Private rear garden finished in lawn and paved patio area.
Outside tap.
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.

[redacted]

Maisonette style, own-door, first floor apartment with private driveway and garden, conveniently positioned within the Rathcoole area of Newtownabbey.

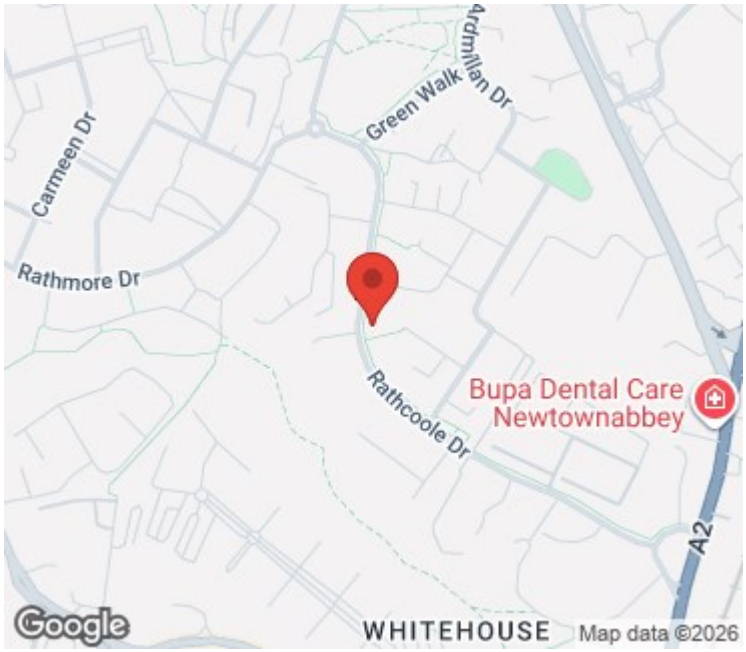
The property comprises private entrance hall, lounge, separate kitchen, two well-proportioned bedrooms, and shower room, with white three piece suite.

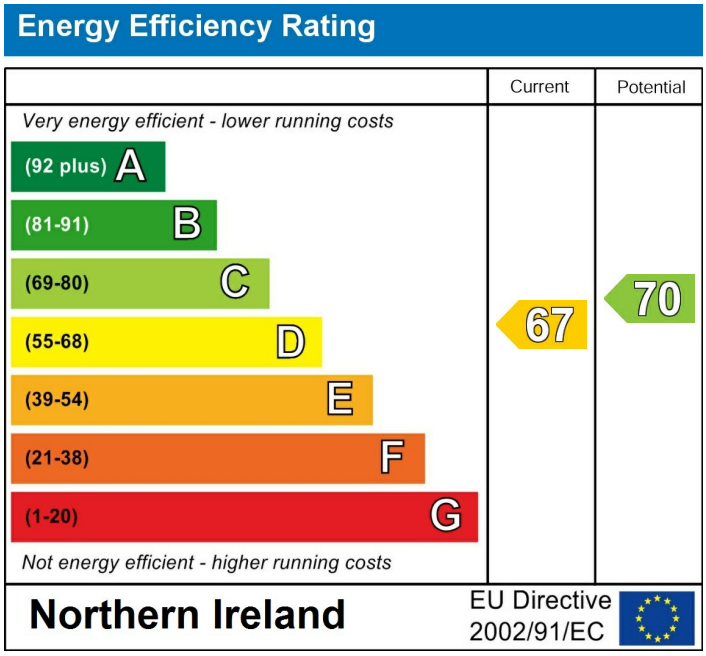
Externally, the property enjoys private driveway to side, and private, fully enclosed garden to rear.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest highly recommended.





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
Belfast Telegraph PROPERTY AWARDS 2018
Belfast 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