

141 Rathmore Drive, Newtownabbey, BT37 9DR

For Sale
Offers In Region Of
£84,950

This is a bright spacious semi-detached villa situated in a quiet and popular residential area of Newtownabbey close to schools, shops and public transport facilities. The property will ideally suit a young couple hoping to acquire a home of their own. Of particular interest to many will be the rear garden which provides an environment where children can play safely.



Energy Efficiency Rating D.

T: 028 9080 0000





Address: 141 Rathmore Drive, NEWTOWNABBEY, County Antrim, BT37 9QR
 RRN: 9154-0224-6660-8611-6906

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|------------------------|--|------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs A 92 plus B 81-91 C 69-80 D 55-68 E 45-54 F 35-44 G 1-34 Not energy efficient - higher running costs | 63 73 | Very environmentally friendly - lower CO ₂ emissions A 10 plus B 10-19 C 20-29 D 30-39 E 40-49 F 50-59 G 60-69 Not environmentally friendly - higher CO ₂ emissions | 53 66 |

- Semi-detached villa in popular residential area
- 3 Bedrooms
- 2 Reception rooms
- Kitchen
- Shower room
- Oil fired central heating
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Convenient to schools, shops and public transport



The property comprises of

GROUND FLOOR

ENTRANCE HALL Under stair storage

LOUNGE 15' 0" x 10' 6" (4.57m x 3.2m)

FAMILY ROOM 14' 5" x 12' 0" (4.39m x 3.66m)
Laminate wood flooring, feature tiled fireplace with attractive surround

KITCHEN 10' 7" x 7' 6" (3.23m x 2.29m)
Built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, laminate wood flooring, extractor fan

FIRST FLOOR

LANDING Storage. Hotpress with insulated copper cylinder

BEDROOM (1) 10' 7" x 9' 9" (3.23m x 2.97m)

BEDROOM (2) 14' 4" x 9' 0" (4.37m x 2.74m)
Built in robe

BEDROOM (3) 10' 7" x 8' 4" (3.23m x 2.54m)

SHOWER ROOM Modern white suite, pedestal wash hand basin, low flush WC, shower unit with electric shower, vinyl flooring, uPVC panelling and tiling, extractor fan

ROOFSpace Approached by slingsby type ladder

OUTSIDE

Front in lawn, car parking space

Rear in lawn, plants trees and shrubs, boiler house with oil fired boiler
uPVC fascia and rainwater goods



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advice

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