



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**Apt 9 The Studios, 36 Derrycoole Way**

Rathcoole  
BT37 9EL

**Offers Over £79,950**

## APT 9 THE STUDIOS, 36 DERRYCOOLE WAY, BT37 9EL

- **Beautifully Presented and Modern Duplex Apartment With Own Door Access**
- **Two Well Proportioned Bedrooms**
- **Open Plan Living/Kitchen/Dining Room**
- **Fully Fitted Kitchen & Downstairs WC**
- **Family Bathroom With White Suite**
- **Gas Fired Central Heating (Recently Installed Gas Boiler) & Double Glazing Throughout**
- **Off Road Car Parking to Rear of Development**
- **Excellent Location; Convenient to Local Amenities & Transport Links**
- **Ideal First Time Buy or Investment**

This modern duplex apartment within an exclusive development situated on the edge of Rathcoole and within walking distance to Abbey Centre, Tesco, Valley Leisure Centre and local bus routes. There is also easy access to motorway routes.

Accessed via own front door at ground floor level, this duplex apartment briefly comprises two well proportioned bedrooms, a bright and spacious open plan kitchen / living / dining area with modern appliances, a contemporary family bathroom and a downstairs W/C.

The property further benefits from gas fired central heating (recently installed Ideal gas boiler), double glazing throughout and off road car parking.

This property will be of great appeal to first time buyers and investors in particular given the super modern accommodation and convenient location. Early viewing is recommended.





## Property Comprises

Part glazed PVC own front door leading to...

**HALLWAY** Tiled flooring.

**LIVING/ DINING/ KITCHEN 17' 1" x 13' 0" (5.216m x 3.981m)** Range of high and low units. Integrated electric oven. Gas hobs. Stainless steel extractor hood. Stainless steel sink unit with mixer tap and drainer. Part stainless steel & part tiled splashback. Formica worktop. Space for fridge freezer. Space for washing machine. Ideal gas boiler. Spotlights. Tiled floor. Additional storage cupboard.

**DOWNSTAIRS WC** Low flush WC. Pedstal sink unit with single taps. Tiled splashback. Tiled floor.

**STAIRS TO LANDING**

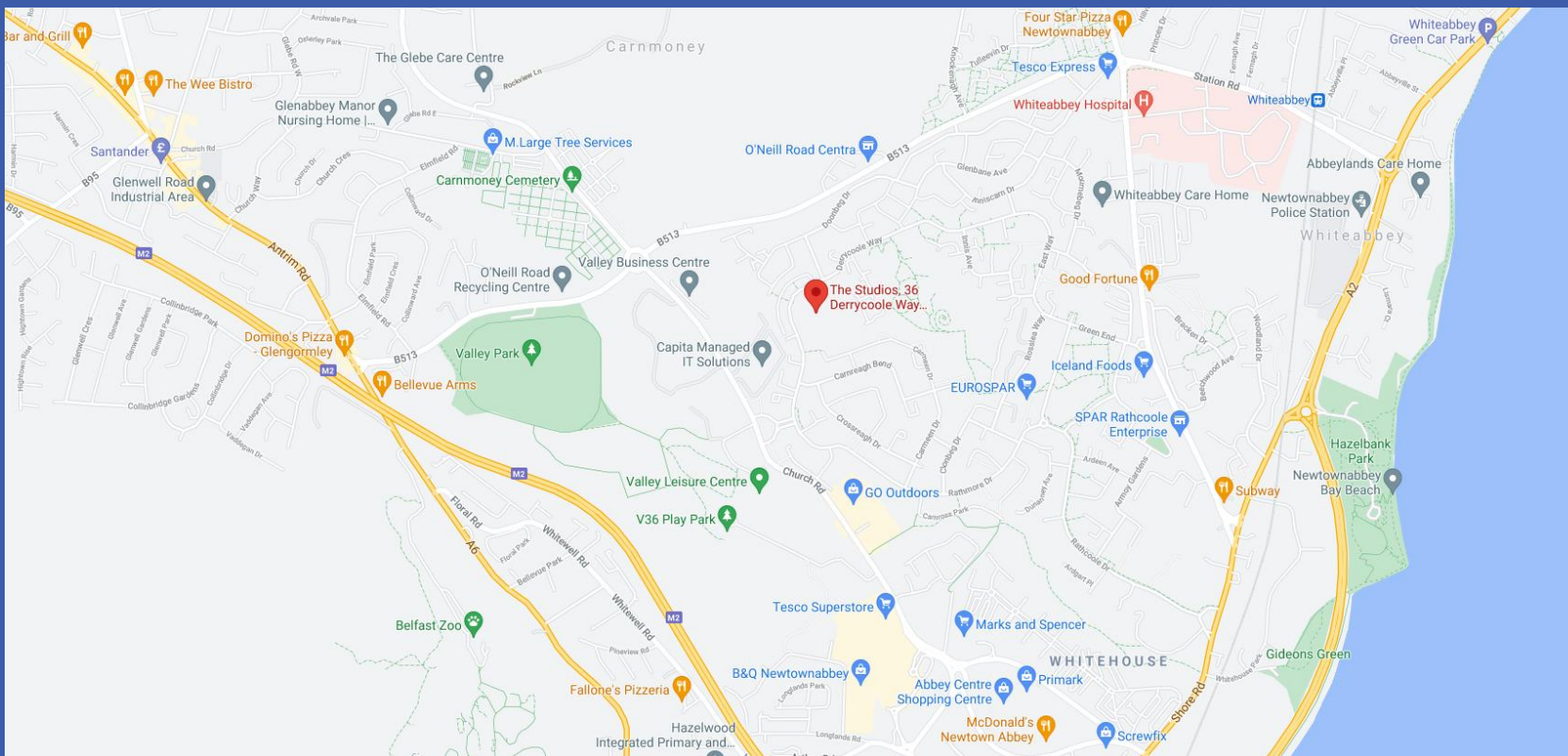
**BEDROOM 13' 1" x 8' 1" (3.988m x 2.464m)**

**BEDROOM 8' 7" x 7' 5" (2.624m x 2.268m)**

**BATHROOM 8' 1" x 4' 11" (2.465m x 1.52m)** Low flush WC. Wall mounted sink with mixed taps. Tiled splashback. P shaped bath. Thermostatic shower above bath. Tiled shower enclosure. Extractor fan.

**EXTERIOR** Resident car parking. Communal bin area. Communal landscaped areas.





#### Directions:

See map.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.