



**Fetherston
Clements**

ESTATE AGENTS

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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

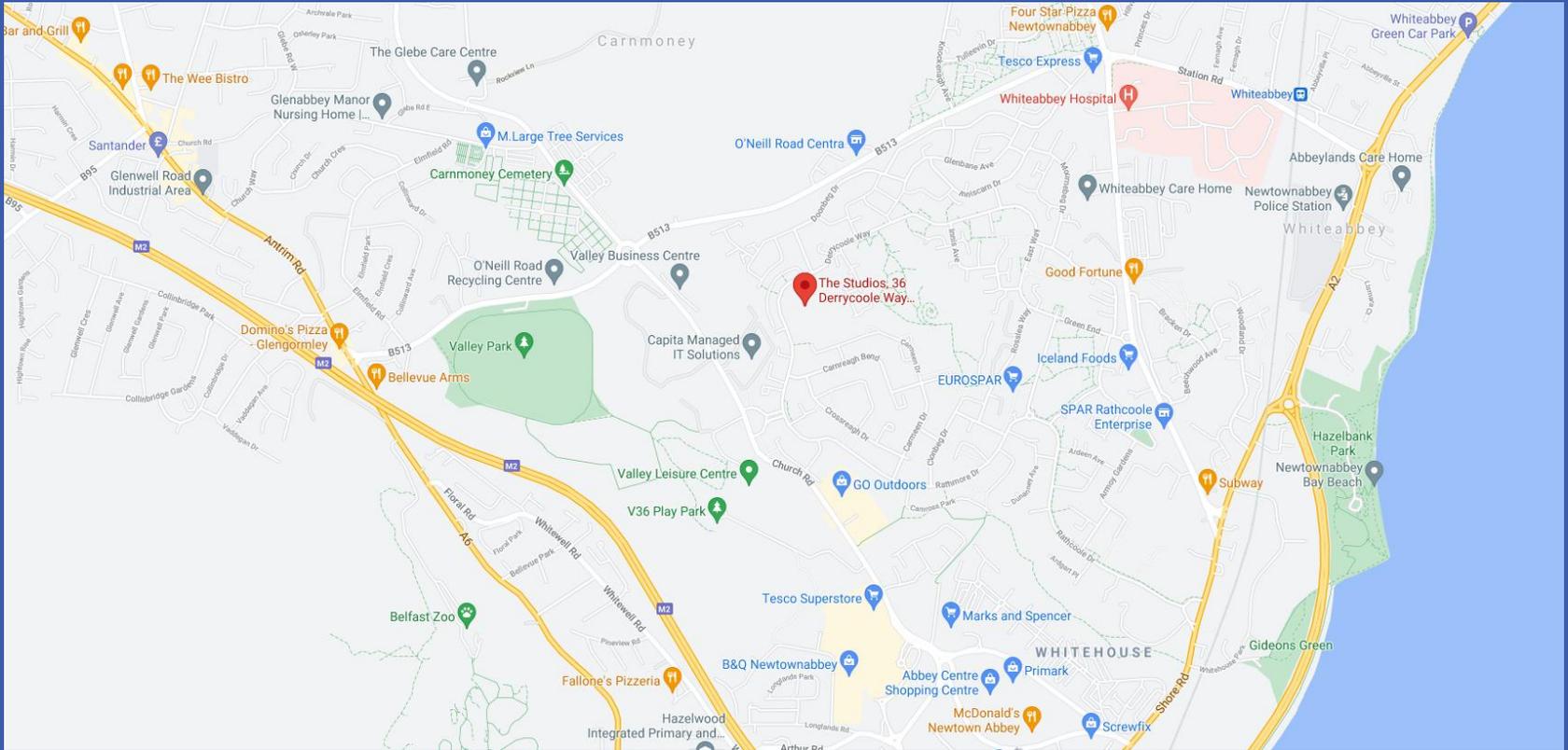
BEDROOM 13' 1" x 8' 1" (3.988m x 2.464m)

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		



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