



**6B Clonmore Walk  
 Rathcoole, Newtownabbey, BT37 9EA**

**Offers Around  
 £64,950**

We are delighted to offer for sale this attractive ground floor apartment which is located just off Rathmore Drive in the ever popular Rathcoole Housing Estate and will ideally suit the young the buyer seeking their first home or an investor.

Inside the accommodation comprises; entrance porch, entrance hall, lounge with feature wall mounted electric fire and wood laminate flooring, modern beech fitted kitchen with space for appliances and access to rear.

There is also a bedroom and bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is a garden to front in lawn and communal area to rear with your own outhouse.

Early viewing recommended !!

# 6B Clonmore Walk

## Rathcoole, Newtownabbey, BT37 9EA



- Ground Floor Apartment
- Fitted Kitchen
- Gas Heating
- 1 Bedroom
- White Bathroom Suite
- Garden To Front
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE PORCH

Double glazed front door, tiled floor

#### ENTRANCE HALL

Radiator, tiled floor

#### LOUNGE

12'6" x 11'11" (3.81 x 3.63)

Feature wall mounted electric fire, wood laminate flooring, radiator

#### KITCHEN

12'4" x 7'8" AT WIDEST (3.76 x 2.34 AT WIDEST)

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, storage cupboard with gas boiler, double glazed back door, tiled floor.

#### BEDROOM 1

15'9" x 11'11" AT WIDEST (4.80 x 3.63 AT WIDEST)

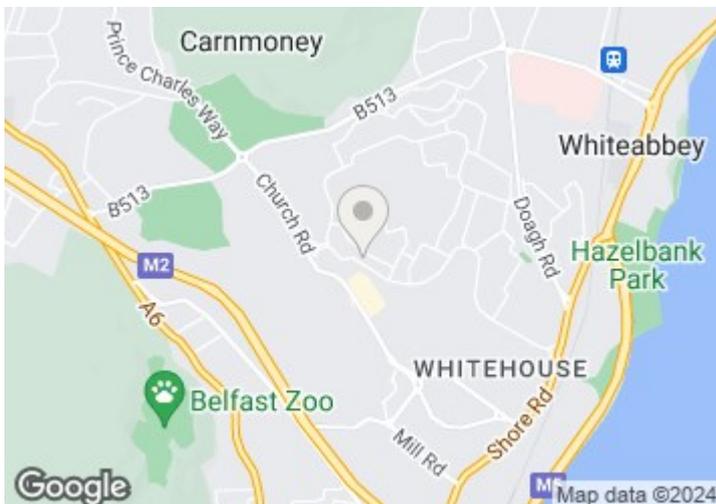
Radiator

#### BATHROOM

White suite comprising tongue and groove panelled bath, shower attachment, screen, pedestal wash hand basin, low flush wc, part pvc tongue and groove panelled walls, radiator, tiled floor

#### OUTSIDE

Garden to front in lawn  
Communal concrete area to rear with your own outhouse



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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