



83 Knockane Way Rathfern, Newtownabbey, BT36 6BT

**Offers Over
£104,950**

We are delighted to offer for sale this immaculately presented mid terrace holding an elevated position just off the Doagh Road and offering stunning views towards Belfast Lough. This property will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with hole in wall style fireplace and views towards Belfast Lough, fitted kitchen / diner with built in oven & hob, space for appliances and a rear hall with access to garden.

Upstairs there are three bedrooms and a modern shower room.

Other benefits include PVC double glazing and oil heating.

Outside there is an enclosed pebbled garden to front, enclosed paved garden to rear and off street parking.

Early viewing recommended !!

83 Knockane Way

Rathfern, Newtownabbey, BT36 6BT



- Mid Terrace
- Fitted Kitchen
- Oil Heating
- 3 Bedrooms
- Shower Room
- Gardens Front & Rear
- Lounge
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door

LOUNGE

14'2" x 12'0" (4.32m" x 3.66m")
Hole in wall style fireplace with slate hearth, views towards Belfast Lough

KITCHEN

11'1" x 10'1" (3.38m" x 3.07m')
Range of high and low level units, formica worktop, stainless steel sink unit, mixer taps, built in stainless steel oven, electric hob,

stainless steel extractor fan, plumbed for washing machine, tiled walls

REAR HALL

Wood panellled walls, under stairs storage, pvc back door

FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 9'0" (3.63m" x 2.74m")
Built in wardrobes, storage cupboard

BEDROOM 2

10'10" x 10'4" (3.30m" x 3.15m")
Built in wardrobe

BEDROOM 3

8'10" x 8'2" (2.69m" x 2.49m")
Built in wardrobe

SHOWER ROOM

Enclosed shower cubicle with Redring electric shower, vanity unit with sink, low flush wc, pvc panelled walls, chrome towel radiator

OUTSIDE

Enclosed pebbled garden to front
Enclosed garden to rear
Off street parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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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