

**1 O'Neill Road  
Rathfern, Newtownabbey, BT36 6BZ**

**Offers Over  
£114,950**

We are delighted to offer for sale this attractive end terrace which is located in a very popular residential area just off the O'Neill Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature mock fireplace and a fitted kitchen/ diner with space for appliances and access to rear. Upstairs there are three bedrooms and a shower room with white suite. Other benefits include PVC double glazing and gas heating. Outside there is communal parking to side, garden to front in lawn, pebbled garden to side and fully enclosed paved garden to rear.

**Early viewing recommended !!**

# 1 O'Neill Road

Rathfern, Newtownabbey, BT36 6BZ



- End Terrace
- Fitted Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Shower Room
- Popular Location
- Lounge
- PVC Double Glazing

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator

#### LOUNGE

12'4" x 12'1" (3.76m" x 3.68m" )  
Feature mock fireplace with matching over mantle, radiator

#### KITCHEN / DINER

15'8" x 10'3" (4.78m" x 3.12m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freezer space,

plumbed for washing machine, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed back door, under stairs storage with gas boiler

### FIRST FLOOR

#### LANDING

Radiator, storage cupboard

#### BEDROOM 1

12'5" x 11'5" at widest (3.78m" x 3.48m" at widest )  
Built in wardrobe, radiator

#### BEDROOM 2

10'3" x 6'7" (3.12m" x 2.01m" )  
Built in wardrobe, radiator

#### BEDROOM 3

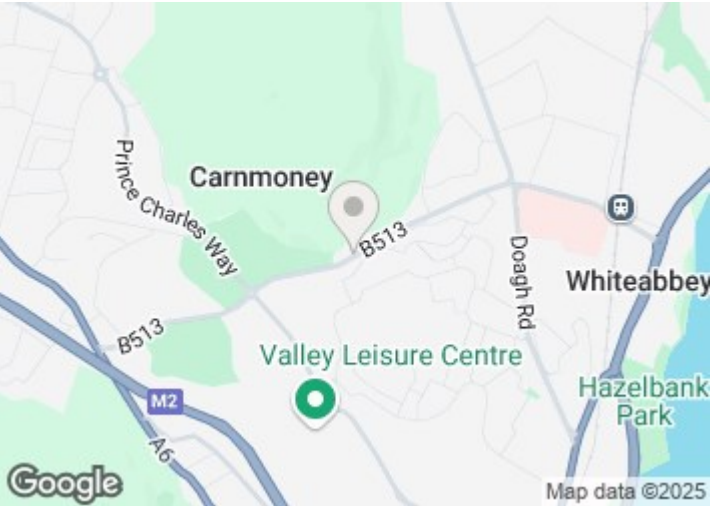
9'2" x 6'7" (2.79m" x 2.01m")  
Radiator

#### SHOWER ROOM

Walk in shower area, vanity unit, low flush wc, fully tiled walls, radiator

#### OUTSIDE

Communal parking at side  
Garden to front in lawn  
Pebbled garden to side  
Fully enclosed paved garden to rear  
Outhouse



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark