



**11 Knockreagh Gardens  
 Rathcoole, Newtownabbey, BT37 9JX**

**Offers Over  
 £109,950**

We are delighted to offer for sale this well presented mid terrace property which is located just off the O'Neill Road in the ever popular Rathcoole Estate where demand for homes is always high. This property will appeal to the young buyer seeking their first home or investor alike.

Inside the accommodation comprises: Entrance hall, spacious lounge with wood laminate flooring through to a separate dining / family room and a fitted kitchen with access to rear. Upstairs there are three bedrooms, all with wood laminate flooring and a separate family bathroom with white suite.

Other benefits include pvc double glazing and gas central heating.

Outside there is a garden to front in lawn and a fully enclosed garden to rear with feature raised decking area.

Early viewing recommended !!

# 11 Knockreagh Gardens

## Rathcoole, Newtownabbey, BT37 9JX



- Mid Terrace
- Fitted Kitchen
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- 2 Reception Rooms
- Pvc Double Glazing

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, under stairs storage.

#### LOUNGE

14'2 x 11'11 (4.32m x 3.63m)  
Feature fireplace with tiled hearth and wooden surround, wood laminate flooring, radiator.

#### DINING ROOM

10'10 x 10'5 (3.30m x 3.18m)  
Wood laminate flooring, radiator.

#### KITCHEN

10'5 x 9'5 at widest (3.18m x 2.87m at widest)  
Range of high and low level fitted

units with Formica worktops. Basin and a half stainless steel sink unit, cooker space, plumbed for washing machine, fridge freezer space, dishwasher space, gas boiler, partly tiled walls, pvc double glazed back door.

#### FIRST FLOOR

#### LANDING

Hotpress cupboard, access to roofspace.

#### BEDROOM 1

14'2 x 8'9 at widest (4.32m x 2.67m at widest)  
Wood laminate flooring, radiator.

#### BEDROOM 2

10'5 x 9'7 (3.18m x 2.92m)  
Wood laminate flooring, radiator.

#### BEDROOM 3

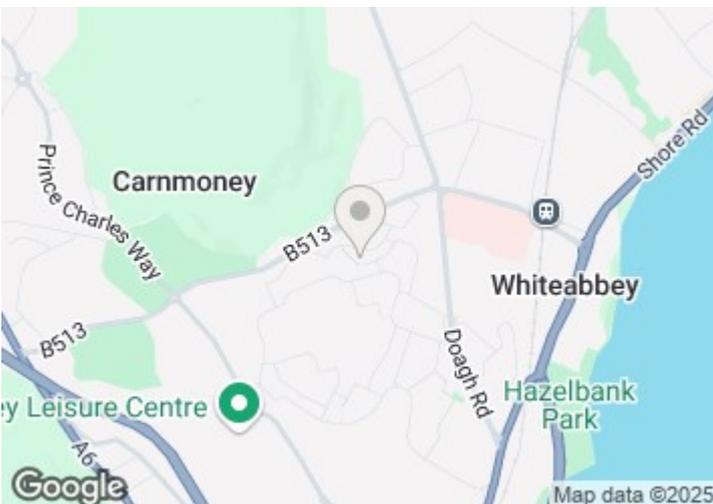
10'8 x 6'8 (3.25m x 2.03m)  
Radiator.

#### BATHROOM

Panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Fully pvc panelled walls, storage cupboard, chrome heated towel rail.

#### OUTSIDE

Garden to front in lawn.  
Fully enclosed garden to rear in lawn with feature raised decking area.  
Outhouse & access route for bins.



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>		
(55-68) <b>D</b>	65	68
(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. You home may be repossessed if you do not keep up your repayments on your mortgage.

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