



21 COOLDERRY GARDENS

Rathcoole
Newtownabbey BT37

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

Offers Around £109,950

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ACCOMMODATION COMPRISES: oven, ceramic hob and stainless

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator, access to roofspace.

LOUNGE

14'1 x 11'2 (4.29m x 3.40m)

Wood laminate flooring, radiator.

KITCHEN / DINER

19'2 x 10'5 at widest (5.84m x 3.18m
at widest)

Range of high and low level fitted units with Formica worktops, basin and a half stainless steel sink unit, built in stainless steel under

steel extractor fan. Integrated fridge / freezer, plumbed for washing machine, partly tiled walls, hotpress cupboard, radiator, pvc double glazed back door.

BEDROOM 1

11'9 x 10'5 (3.58m x 3.18m)

Radiator.

BEDROOM 2

11'6 x 8'8 (3.51m x 2.64m)

Wood laminate flooring, radiator.

BATHROOM

White suite comprising: panelled bath with Redring electric shower above and screen, pedestal wash

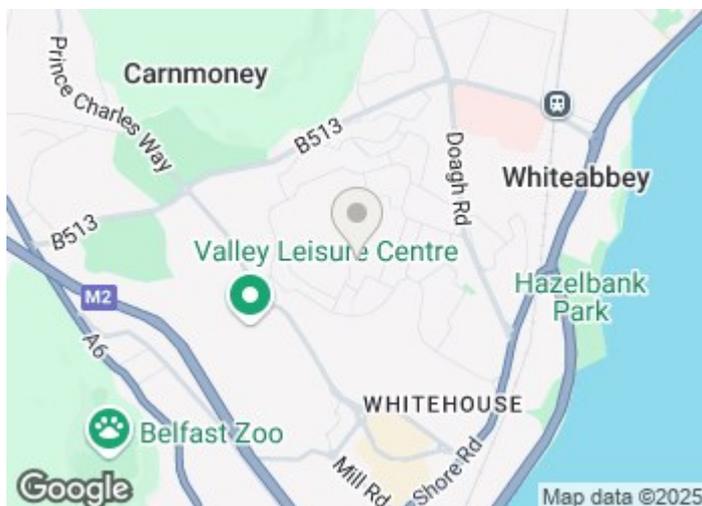
hand basin, low flush W.C. Fully pvc panelled walls, chrome heated towel rail.

OUTSIDE

Pebbled garden to front.

Superb fully enclosed garden to rear in lawn with paved patio area.

Outhouse with oil boiler, oil tank, outside tap.



Directions



Floor Plan

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