



ULSTER PROPERTY SALES

# UPS

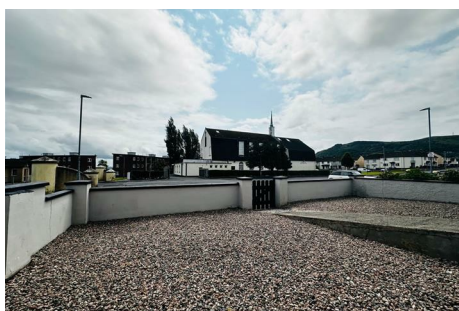
**GLENGORMLEY BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 21 COOLDERRY GARDENS

Rathcoole

Newtownabbey BT37

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £109,950**

# 21 Coolderry Gardens

Rathcoole, Newtownabbey, BT37 9DH



**ACCOMMODATION COMPRISES:** oven, ceramic hob and stainless steel extractor fan. Integrated fridge / freezer, plumbed for washing machine, partly tiled walls, hotpress cupboard, radiator, pvc double glazed back door.

**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

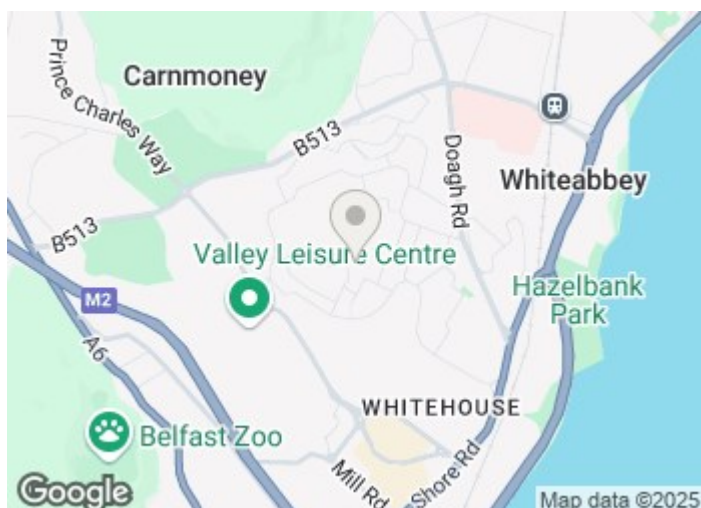
**BEDROOM 1**  
11'9 x 10'5 (3.58m x 3.18m)  
Radiator.

**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

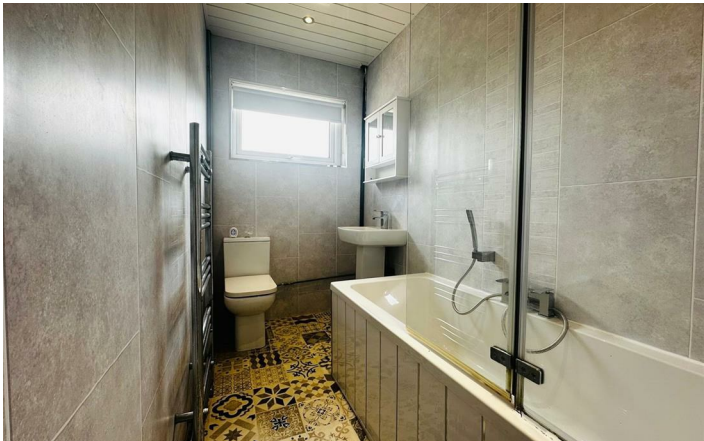
hand basin, low flush W.C. Fully pvc panelled walls, chrome heated towel rail.

**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.



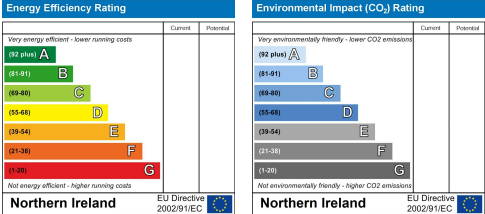
## Directions





Floor Plan

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