

## 28 RATHFERN WAY

Newtownabbey BT36

6BX

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- Pvc Double Glazing
- Gas Heating
- Popular Location

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 £94,950**

# 28 Rathfern Way

, Newtownabbey, BT36 6BX



## ACCOMMODATION COMPRISES;

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

#### LOUNGE

14'5 x 14'3 (4.39m x 4.34m)  
Wood laminate flooring, radiator.

#### KITCHEN / DINER

17'4 x 10'1 (5.28m x 3.07m)  
Range of high and low level fitted units with Formica worktops, stainless steel single drainer sink unit, built in stainless steel under oven, ceramic hob and extractor fan. Plumbed for washing

machine and dishwasher, tumble dryer space, fridge / freezer space, partly tiled walls, tiled floor, radiator, under stairs storage, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

Access to roofspace, storage cupboard with gas boiler.

#### BEDROOM 1

10'9 x 10'6 (3.28m x 3.20m)  
Built in mirrored sliding robes, wood laminate flooring, radiator.

#### BEDROOM 2

11'9 x 10'9 at widest (3.58m x 3.28m at widest)  
Wood laminate flooring, radiator.

#### BEDROOM 3

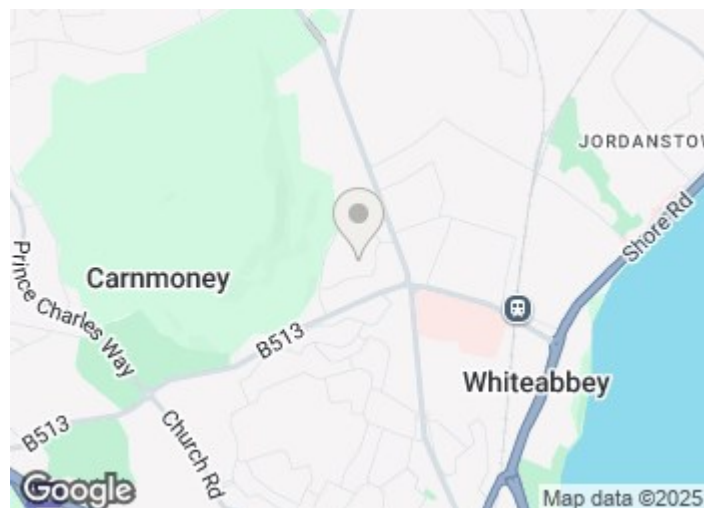
8'9 x 8'2 (2.67m x 2.49m)  
Built in robe, wood laminate flooring, radiator.

### BATHROOM

White suite comprising: pvc panelled bath with Thermostatic shower and screen, vanity unit, low flush W.C. fully pvc panelled walls, radiator.

### OUTSIDE

Paved garden to front.  
Fully enclosed paved garden to rear.



## Directions





Floor Plan

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