



**27 Rathfern Way**  
**Doagh Road, Newtownabbey, BT36 6BX**

**Offers Over £94,950**

We are delighted to offer for sale this attractive and well presented mid terrace which is located just off the O'Neill Road / Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with double glass panelled doors to lounge, modern fitted kitchen / diner with built in oven & hob, space for appliances and a rear hall with access to garden.

Upstairs there are three bedrooms, all with built in cupboards and a separate bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there is communal parking to front and rear and gardens to front and rear.

Early viewing recommended !!

# 27 Rathfern Way

Doagh Road, Newtownabbey, BT36 6BX



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

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, double glass panelled doors to lounge

#### LOUNGE

14'5" x 14'3" at widest (4.39m" x 4.34m" at widest )

#### KITCHEN / DINER

12'0" x 10'1" (3.66m" x 3.07m')  
Modern range of high and low level units, formica worktop, stainless steel single drainer sink

unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, partly tiled walls, radiator

#### REAR HALL

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'10" x 10'9" at widest (3.61m" x 3.28m" at widest )

Built in cupboard, radiator

#### BEDROOM 2

10'9" x 10'5" (3.28m" x 3.18m")

Built in cupboard, radiator

#### BEDROOM 3

8'9" x 8'1" at widest (2.67m" x 2.46m" at widest )

Radiator, built in wardrobe

#### BATHROOM

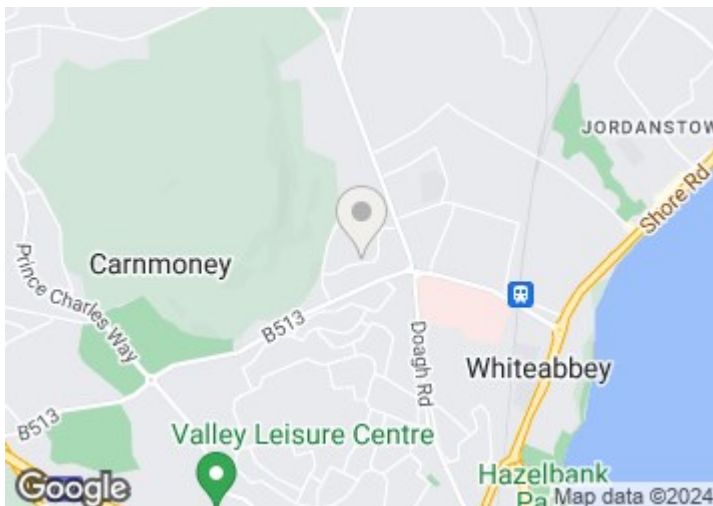
White suite comprising panelled bath, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator

#### OUTSIDE

Communal parking to front and rear

Garden to front in lawn

Garden to rear



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>	<b>69</b>	<b>69</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		
<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. 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

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
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