



67 Carmeen Drive, Newtownabbey, BT37 9DL

- Mid Terrace
- Lounge; Focal Point Fireplace
- Shower Room With White Suite
- Conservatory Extension To Rear
- Convenient Location; Views Towards Cave Hill
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment Alike

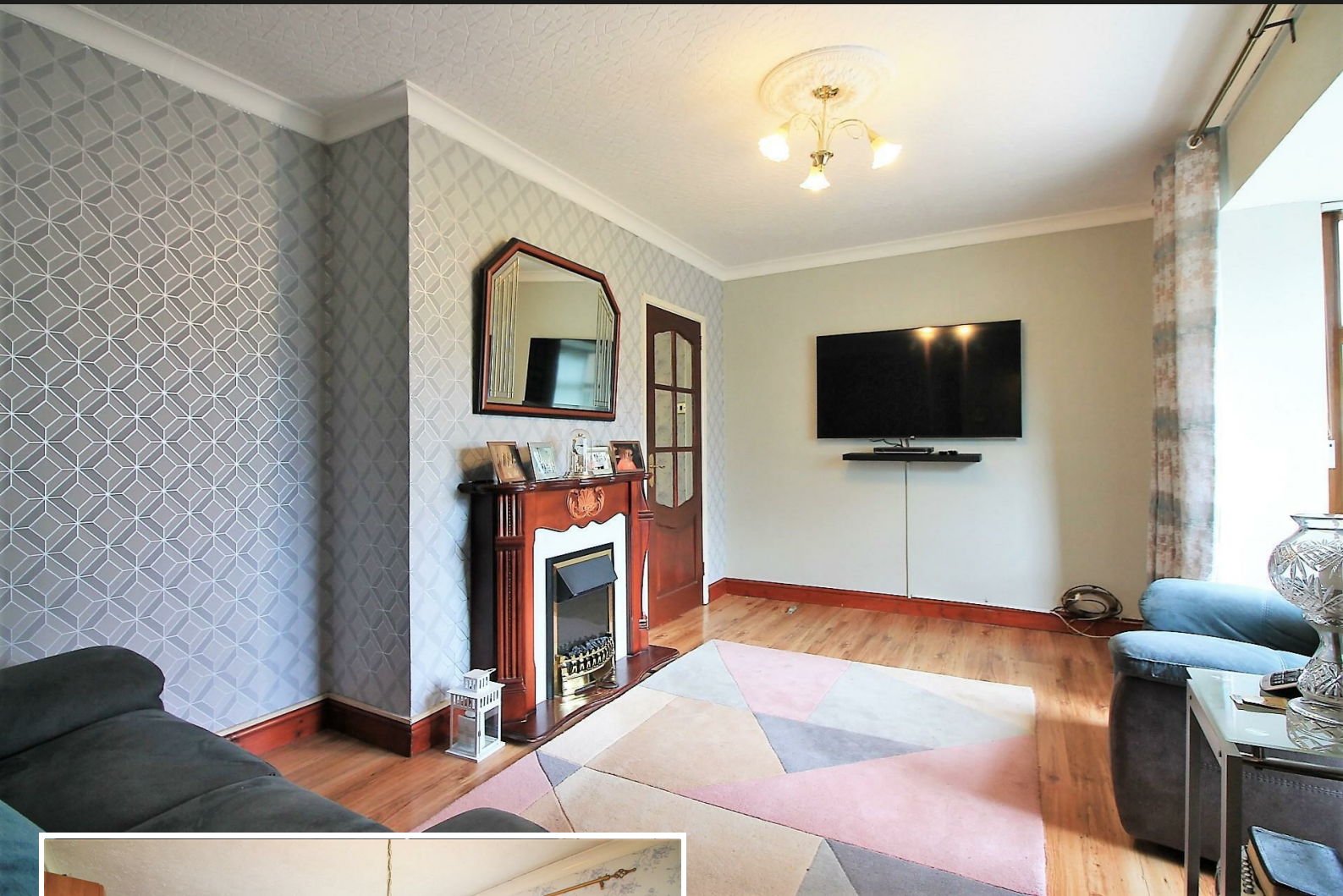
Offers Over £84,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE bay

Box bay window to front elevation. Focal point fireplace. Wood laminate floor covering. Glass panelled door to:





## **KITCHEN THROUGH DINING ROOM widest points**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine. Glass fronted display cabinets. Wall tiling and tiled floor to kitchen area. Wood laminate floor covering to dining area. PVC double glazed door leading to:

## **CONSERVATORY 9'6" x 7'5"**

In PVC double glazed frame with matching French door to rear garden. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 15'5" x 8'6"**

Range of fitted wardrobes and storage. Access to hot press. Wood laminate floor covering. Views of Cave Hill.

### **BEDROOM 2 recess**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 3 widest points**

Fitted wardrobes. Wood laminate floor covering.

## **SHOWER ROOM**

White three piece suite comprising panelled shower, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

## **EXTERNAL**

Low maintenance front garden finished in decorative stone and shrubs.

Tiled entrance porch.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in paving, timber decking, decorative stone and range of shrubbery.

Store with oil fired central heating boiler.

PVC oil storage tank.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems






in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**Immaculately presented, three bedroom, mid terrace property with conservatory extension and fully enclosed, low maintenance rear garden, conveniently located in a cul de sac position within the popular Rathcoole area of Newtownabbey. The property comprises entrance hall, lounge with box bay window to front elevation and focal point fireplace, kitchen through dining room with modern fitted kitchen and PVC double glazed door leading to conservatory, three well proportioned first floor bedrooms and shower room with white three piece suite. Externally the property enjoys low maintenance front garden finished in decorative stone and shrubs, and fully enclosed, low maintenance rear garden finished in paving, timber decking, decorative stone and range of shrubbery. Other attributes include oil fired central heating, PVC double glazing and views towards Cave Hill. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.**



### 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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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