



154 Carmeen Drive, Newtownabbey, BT37 9DW

- Mid Terrace
- Lounge; Separate Family/Dining Room
- Bathroom With Three Piece Suite
- PVC Double Glazed Windows
- Convenient Location
- Three Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Fired Central Heating
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £69,950

EPC Rating E



154 Carmeen Drive, Newtownabbey, BT37 9DW



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled, hardwood front door. Stairwell to first floor.
Glass panelled door leading to:

LOUNGE 15'11" x 10'4" (plus bay)

Box bay window to front elevation.

FAMILY ROOM / DINING ROOM 10'11" x 10'0"

KITCHEN 8'4" x 7'11"

Fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls. Access to under stairs storage area. Hardwood, glass panelled door to rear garden.



FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'7" x 10'4"

Built in wardrobe.

BEDROOM 2 15'4" x 8'5"

Access to hot press.

BEDROOM 3 9'8" x 7'3" (wps)

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Fully tiled walls.

EXTERNAL

Front garden finished in lawn.

Entrance canopy.

Fully enclosed rear garden finished in lawn and paved patio area.

Boiler house with oil fired central heating boiler.

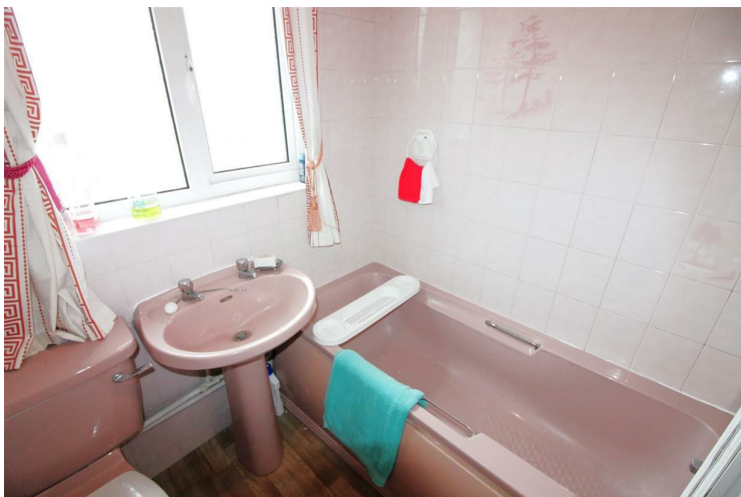
PVC oil storage tank.

External lighting.

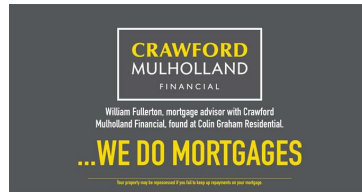
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

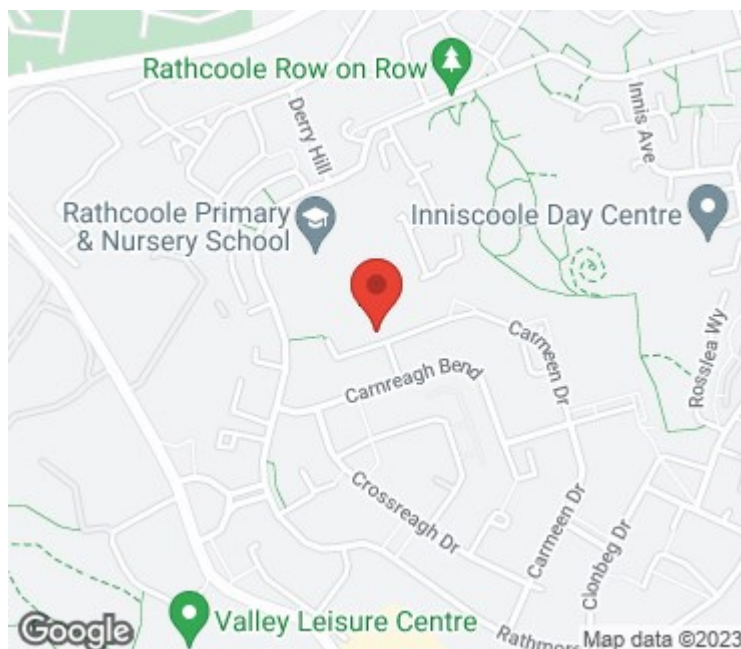
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES



Three bedroom, two reception, mid terrace property with gardens front and rear, located within the popular and conveniently situated Carmeen Drive of Rathcoole, Newtownabbey. The property comprises entrance hall, lounge with box bay window, separate family/dining room, fitted kitchen, three well proportioned first floor bedrooms, and bathroom with three piece suite. Externally the property enjoys front garden finished in lawn and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include oil fired central heating and PVC double glazed windows. The property is in need of modernisation as generously reflected in the marketing figure. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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

INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

Northern Ireland Children's Hospice

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
Regional Agency of the Year Northern Ireland
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT