



**24 Carmeen Drive  
 Rathcoole, Newtownabbey, BT37 9DJ**

**Offers Around  
 £104,950**

We are delighted to offer for sale this attractive end terrace property which is located in a very popular residential area just off Rathmore Drive, Rathcoole and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall with wood laminate flooring, lounge with wood laminate flooring and a white high gloss fitted kitchen / diner with wood laminate tile effect flooring and access to garden

Upstairs there are three bedrooms, all with wood laminate flooring and a separate luxury fully tiled bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a concrete area to front for off street parking, pebbled garden to front and a garden to rear in lawn with covered patio area.

Early viewing recommended !!

# 24 Carmeen Drive

## Rathcoole, Newtownabbey, BT37 9DJ



- End Terrace
- Fitted Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Modern White Bathroom
- Parking & Gardens
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE

14'1" x 11'11" (4.29 x 3.63)

Wood laminate flooring, radiator.

#### KITCHEN / DINER

22'0" x 10'5" AT WIDEST (6.71 x 3.18 AT WIDEST)

Range of white high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, fridge / freezer space, plumbed for washing machine and dishwasher, partly

tilled walls, wood laminate tile effect flooring, two radiators, pvc double glazed back door.

#### FIRST FLOOR

#### LANDING

; (:)

Hotpress, access to roofspace with gas boiler

#### BEDROOM 1

14'2" x 8'8" (4.32 x 2.64)

Wood lamiantie flooring, radiator, built in cupboard.

#### BEDROOM 2

10'5" x 9'9" AT WIDEST (3.18 x 2.97 AT WIDEST)

Wood laminate flooring, radiator.

#### BEDROOM 3

10'7" x 8'5" (3.23 x 2.57)

Wood laminate flooring, radiator.

#### BATHROOM

Luxury white suite comprising bath, shower attachment, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, radiator.

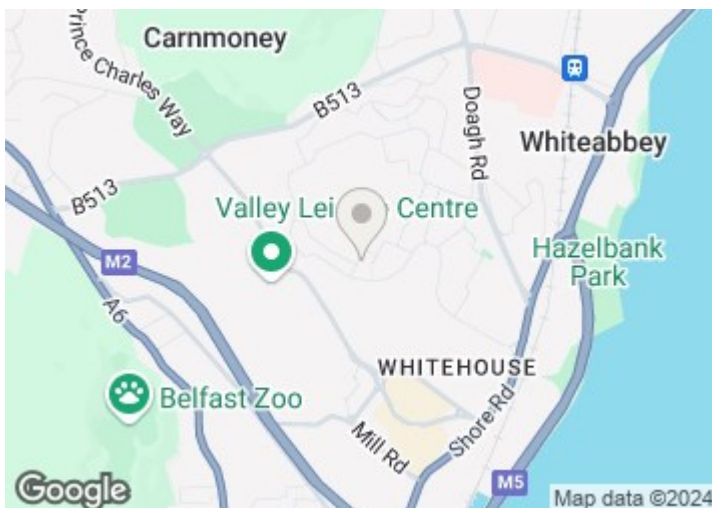
#### OUTSIDE

Concrete area to front for off street parking.

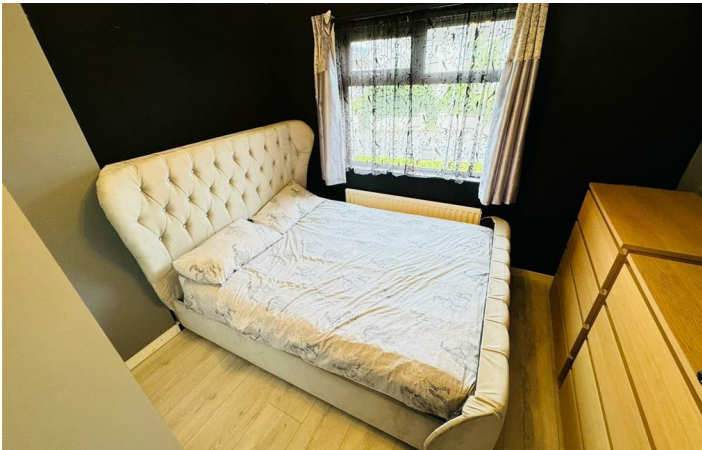
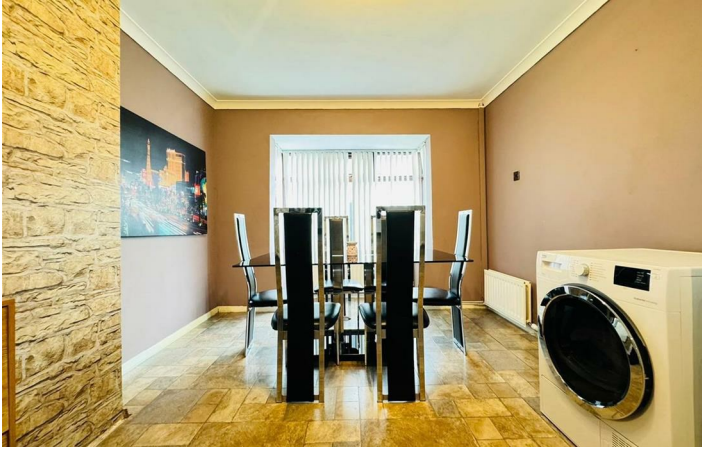
Pebbled garden to front

Garden to rear in lawn with part covered patio area suitable for entertaining.

Outhouse



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>	64	70
(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.

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