



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

**Offers Around
 £112,500**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular residential area just off Rathmore Drive in the ever popular Rathcoole Housing estate and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with attractive mock fireplace and wood laminate flooring, dining room with mock fireplace and wood laminate flooring and a modern fitted kitchen with built in oven & hob, integrated fridge / freezer and access to rear.

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

Other benefits include PVC double glazing and gas heating.

Outside there is a garden to front and side in lawn and fully enclosed paved garden to rear.

Early viewing recommended !!

38 Carmeen Drive

Rathcoole, Newtownabbey, BT37 9DJ



- Semi Detached Villa
- Modern Kitchen
- Gas Heating
- 3 Bedrooms
- Modern White Bathroom
- Popular Location
- 2 Reception Rooms
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, under stairs storage with gas boiler

LOUNGE

14'5" x 10'6" (4.39m" x 3.20m")
Attractive mock fireplace, wood laminate flooring, radiator

DINING ROOM

14'0" x 12'0" (4.27m" x 3.66m")
Attractive mock fireplace, wood laminate flooring, radiator

KITCHEN

10'4" x 7'5" (3.15m" x 2.26m")
Modern range of high and low level units, formica worktop, stainless steel

single drainer sink unit, built in stainless steel oven & microwave, ceramic hob, extractor fan, integrated fridge / freezer, plumbed for washing machine, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace, storage cupboard

BEDROOM 1

14'0" x 8'10" (4.27m" x 2.69m")
Wood laminate flooring, radiator, built in cupboard

BEDROOM 2

10'6" x 8'3" (3.20m" x 2.51m")
Wood laminate flooring, radiator

BEDROOM 3

10'6" x 9'8" at widest (3.20m" x 2.95m" at widest)

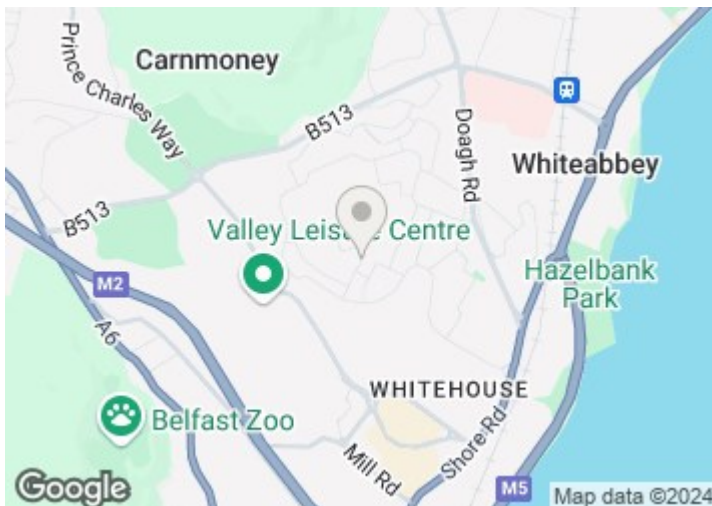
Wood laminate flooring, radiator

BATHROOM

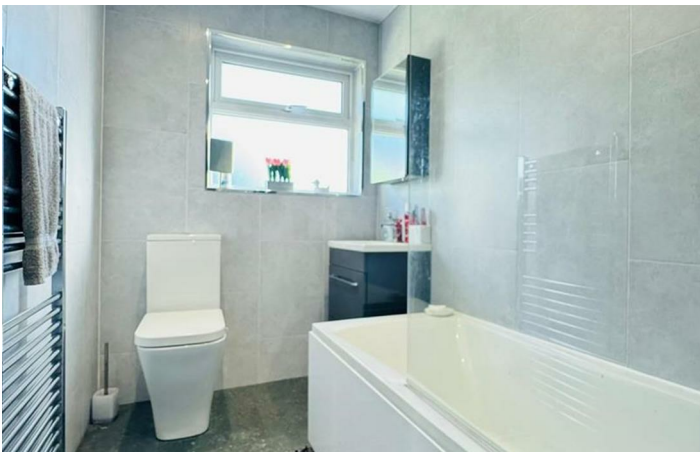
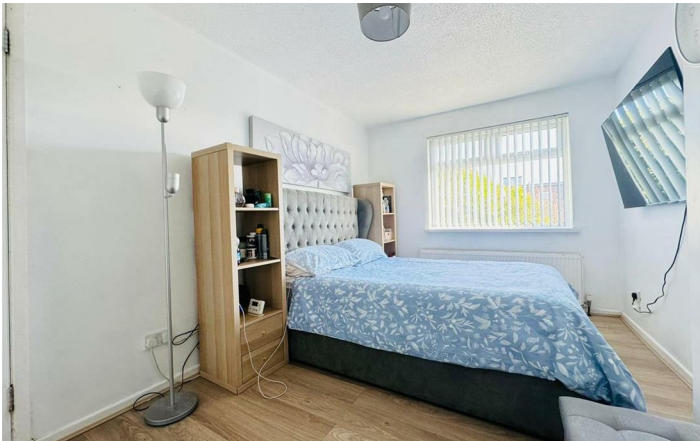
Modern white suite comprising panelled bath, thermostatic shower above, screen, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator q

OUTSIDE

Garden to front in lawn with shrub beds
Fully enclosed paved garden to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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