



55 Carmeen Drive, Newtownabbey, BT37 9DL

- Spacious Mid Terrace Property
- Kitchen
- Gas Heating
- Gardens Front and Rear
- Convenient Location
- Three Bedroom/Two Reception
- Shower Room; White Suite
- PVC Double Glazing
- View Towards Cave Hill
- Ideal First Time Buy/Buy To Let

Offers Over £94,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen.
Stairwell to first floor. Access to under stairs store.

LOUNGE 14'2" x 11'11"

Focal point fireplace. View towards Cave Hill.

FAMILY ROOM/DINING ROOM 15'2" x 10'5" (wps)

Box bay window to front elevation. Open fire in tiled fireplace.



KITCHEN 10'4" x 7'5"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to store. Access to second store with gas fired central heating boiler. Access to roof space via slingsby style ladder.

BEDROOM 1 14'2" x 8'9"

View towards Cave Hill. Built in wardrobe.

BEDROOM 2 10'9" x 10'9"

View towards Cave Hill. Built in wardrobe.

BEDROOM 3 12'11" x 9'8" (wps)

SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Fully panelled walls. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn.

Entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and patio area.

Garden store.

Outside tap.

External lighting.

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.





Spacious, three bedroom/two reception mid terrace property conveniently situated within the Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge, separate family room, kitchen, three well-proportioned bedrooms, and shower room, with white three piece suite.

Externally, the property enjoys gardens front and rear, finished mainly in lawn.

Other attributes include gas heating, PVC double glazing, and views towards Cave Hill.

Ideal first time buy/buy to let investment alike.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(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 and 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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