COLIN GRAHAM RESIDENTIAL

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82 Carmeen Drive, Newtownabbey, BT37 9DL

- Immaculately Presented Mid Terrace
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Floored Roof Space
- Gardens Front & Rear; Garden Room
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Family Shower Room
- Gas Heating; PVC Double Glazing
- Ideal First Time Buy/Buy To Let

Offers Over £149,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 16'0" x 10'1" (plus bay)

Box bay window to front elevation. View towards Cave Hill. Fitted media wall with built in storage units and timber clad feature wall. Wood laminate floor covering. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 19'2" x 9'11"

Modern fitted, white, high gloss kitchen with comprehensive range of high and low level storage units with contrasting, stone effect, melamine worktop. Colour coded sink unit with draining bay. Integrated, ceramic hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer, oven grill, microwave oven, dishwasher, washing machine and tumble dryer. Splashback tiling to walls. Wood laminate floor covering. Timber panelled feature wall. Access to under stairs store. PVC double glazed door leading to rear garden.

FIRST FLOOR







LANDING

Access to store with gas fired central heating boiler. Fixed stairwell to floored roof space.

BEDROOM 1 11'8" x 10'0" (wps)

Built in wardrobe.

BEDROOM 2 11'8" x 10'2" (wps)

View towards Cave Hill. Wood laminate floor covering.

BEDROOM 3 9'8" x 7'1"

View towards Cave Hill. Wood laminate floor covering.

DELUXE FAMILY SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Tile effect panelling to walls.

FLOORED ROOF SPACE 21'8" x 8'7" (wps)

Fitted wardrobes and storage units. Power, light, radiator, twin velux windows and access to under eaves storage.

EXTERNAL

Fully enclosed front garden finished in lawn, decorative stone and shrubs.
Entrance porch with timber panelled wall.
PVC soffits, fascia and rainwater goods.
Private, fully enclosed rear garden finished in lawn and brick pavior patio area.
Outside tap.
External lighting.
Garden store.

TIMBER GARDEN ROOM 15'6" x 9'7"

PVC double glazed door, matching windows, power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).





The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, three bedroom, mid terrace property, with floored roof space and garden room, conveniently situated within the Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, deluxe family shower room, and floored roof space.

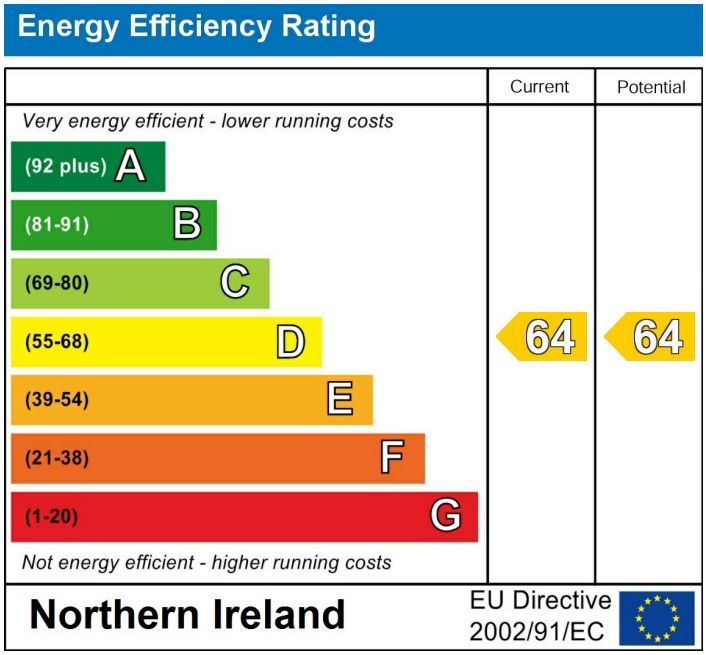
Externally, the property enjoys enclosed front garden, large enclosed rear garden, and timber garden room.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.





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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Shortlisted TheNegotiator Awards 2019

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