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67 Carmeen Drive, Newtownabbey, BT37 9DL

- Spacious Mid Terrace Property
- Bay Fronted Lounge
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Conservatory
- Bathroom; White Suite
- Fully Enclosed Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £109,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 15'11" x 10'5" plus bay

Box bay window to front elevation. Focal point fireplace. Wood laminate floor covering. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 19'1" x 9'11"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Part tiling to walls. Tiled floor. PVC double glazed door leading to:







CONSERVATORY 9'6" x 7'3"

In PVC double glazed frame with matching French door to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'3" x 8'5" (wps)

Access to hot press. Half panelling to walls.

BEDROOM 2 15'5" x 10'5" (wps)

Access to built in wardrobe/store. Timber flooring. View towards green.

BEDROOM 3 9'7" x 7'6" (wps)

Timber floor. Glass panelled door. View towards green.

SHOWER ROOM

White, three piece suite comprising panelled shower, pedestal wash hand basin and WC. Fully tiled walls.

EXTERNAL

Low maintenance front garden finished in tree bark and range of plants and shrubbery.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paving, timber decking and range of shrubs and trees.
Outside tap.
PVC oil storage tank.
Garden store with oil fired central heating boiler.

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.



Spacious, three bedroom, mid terrace property with conservatory extension, occupying a cul-de-sac position within the popular Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge with box bay window to front elevation, kitchen through dining room, conservatory, three well-proportioned bedrooms, and shower room with white three piece suite.

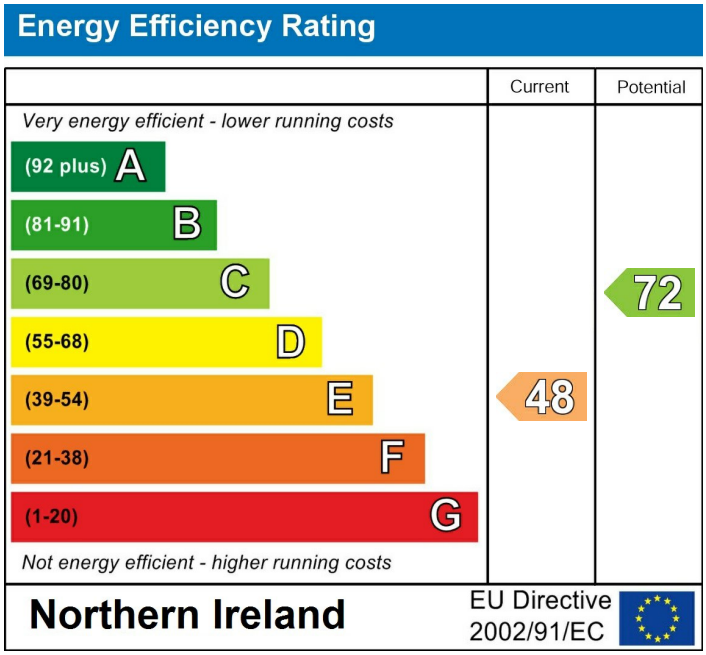
Externally, the property enjoys gardens front and rear, finished in lawn, paving, tree bark, timber decking and range of shrubs and trees.

Other attributes include oil fired central heating, PVC double glazing and views towards Cave Hill.

Ideal first time buy / buy to let investment alike.

Early interest recommended.





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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