



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

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

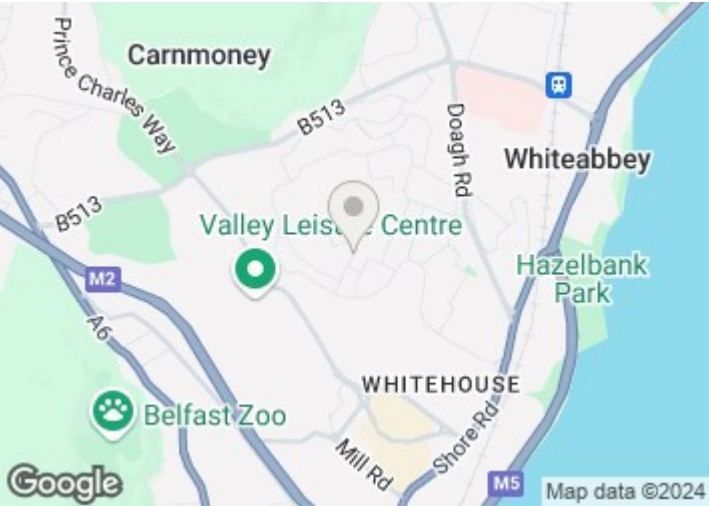
10'6" x 9'8" at widest (3.20m" x 2.95m" at widest)
Wood laminate flooring, radiator

BATHROOM

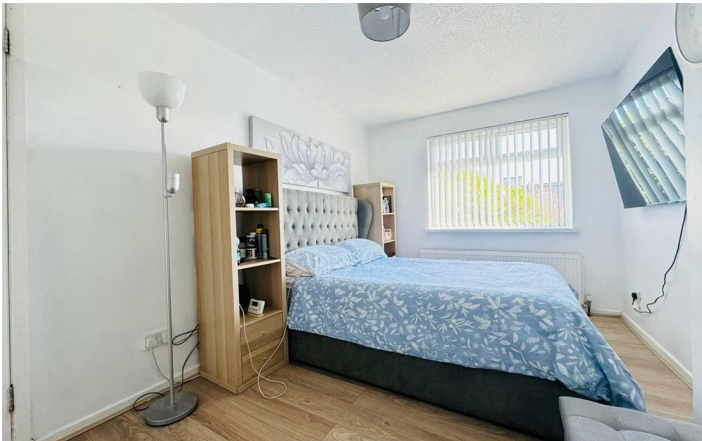
Modern white suite comprising panelled bath, thermostatic shower above, screen, vanity unit, low flush wc, fully pvc panelled walls, chrome heated towel radiator q

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.

UPS Financial Services Limited is an Appointed Representative of Stonebridge Mortgage Solutions Ltd, which is authorised and regulated by the Financial Conduct Authority, Registered Business Address:

UPS Financial Services LTD, 132 Great Victoria Street, Belfast, Co Antrim, N Ireland, BT2 7BG | Company Number NI621521 | Registered in Northern Ireland

H110837

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)
©Ulster Property Sales is a Registered Trademark