



**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)

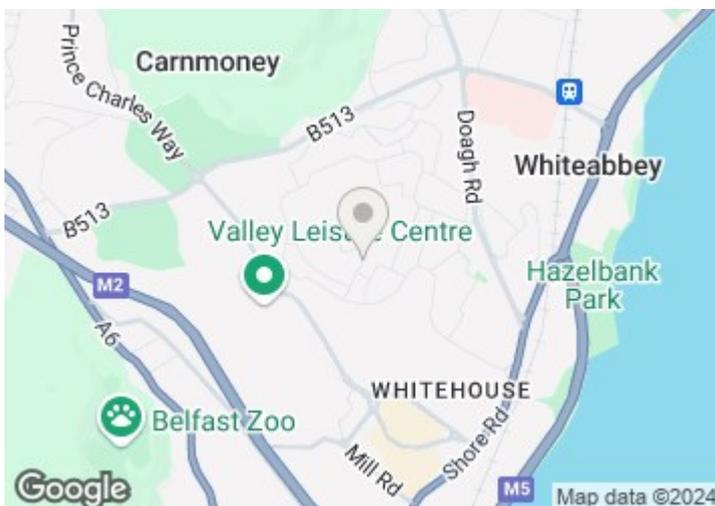
Wood laminate flooring, radiator

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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