



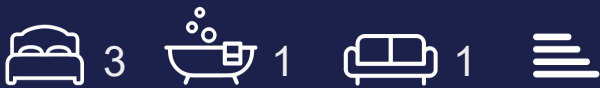
## 166 Carmeen Drive, Newtownabbey, BT37 9DW

Offers Over £99,950

- Semi detached villa in quiet residential cul de sac
- Lounge with feature fireplace
- White bathroom suite
- Gas fired central heating
- Ideal first time buy or investment opportunity
- 3 Bedrooms
- Fitted kitchen open to casual dining area
- Double glazing in uPVC frames
- Enclosed paved garden to rear

# 166 Carmeen Drive, Newtownabbey BT37 9DW

Situated in a highly popular residential cul-de-sac, this semi-detached villa presents an excellent opportunity for a range of buyers. Offering three spacious bedrooms, the property is perfectly suited to growing families, first-time purchasers, or those seeking a solid investment. On the ground floor is a lounge with feature fireplace. The fitted kitchen opens into a casual dining area, providing a bright and functional space ideal for both everyday living and entertaining. A modern white bathroom suite complements the home, while uPVC double glazing and gas-fired central heating ensure year-round comfort and energy efficiency. Outside, the enclosed paved rear garden offers a private, low-maintenance setting. Combining practicality with appeal, this property delivers comfortable living in a quiet and convenient location.



Council Tax Band: Northern Ireland



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door

### **LOUNGE**

15'10" x 10'3"

Laminate wood flooring, feature fireplace with slate tiled inset and hearth

### **KITCHEN**

19'1" x 8'4"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, cooker point, plumbed for washing machine, wall tiling, ceramic tiled flooring, casual dining area with laminate wood flooring

## **FIRST FLOOR**

### **LANDING**

Access to roofspace

### **BEDROOM (1)**

12'11" x 8'4"

Laminate wood flooring

### **BEDROOM (2)**

9'3" x 8'9"

### **BEDROOM (3)**

9'7" x 7'4"

Including built in robe, laminate wood flooring

### **BATHROOM**

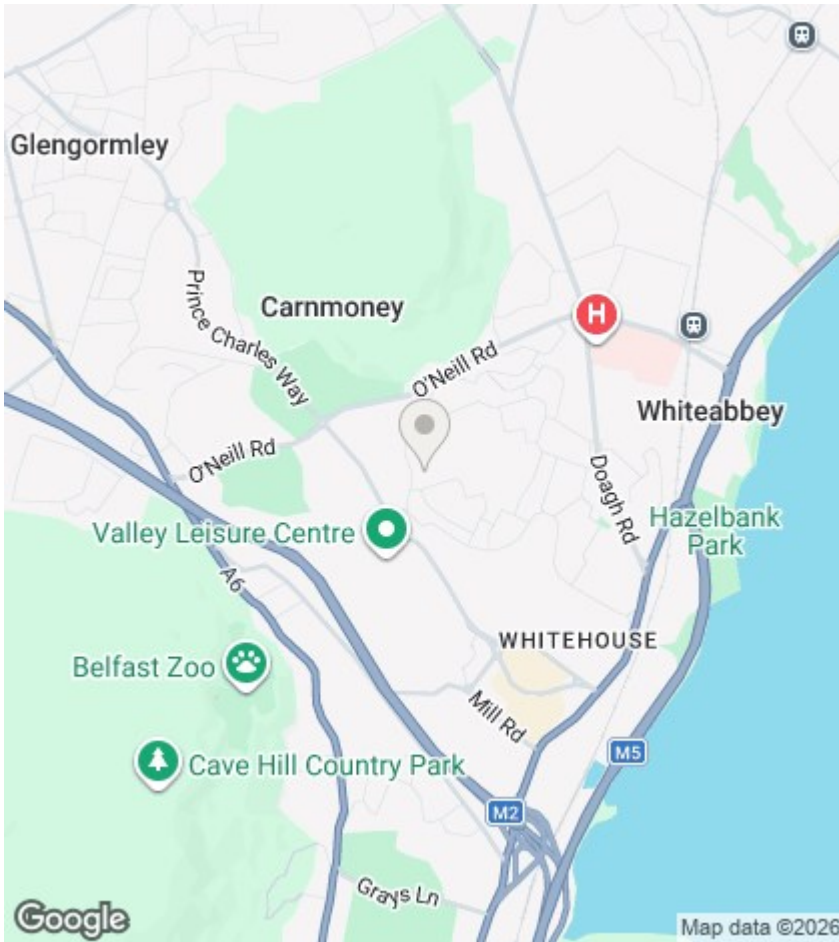
White suite comprising panelled bath, glazed shower screen, Triton electric shower, low flush W/C, pedestal wash hand basin, wall tiling and PVC panelling

### **OUTSIDE**

Garden to front

Driveway to side

Enclosed paved garden to rear, outside store



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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>		
(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	