

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 MAIN STREET,
CARROWDORE, BT22 2HN**

OFFERS AROUND £149,000

39 Main Street presents a well-maintained and practical home offering comfortable living in a convenient location. Internally, the property is accessed via an entrance hall with tiled flooring, leading through to a bright and welcoming living room featuring an attractive open fireplace and useful under-stairs storage. Double doors open into a spacious kitchen and dining area, fitted with a range of units and ample space for everyday appliances, with patio doors providing direct access to the rear garden ideal for both day-to-day living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in storage, along with a modern shower room finished with a contemporary white suite and rainfall shower.

Externally, the property enjoys a fully enclosed front garden, while the rear benefits from a south-east facing aspect, featuring a covered patio area, lawn and flowerbeds, creating a pleasant outdoor space to relax or entertain. A tarmac driveway to the rear provides convenient off-street parking, along with a boiler house and oil-fired central heating system.

This property will appeal to a wide range of purchasers, including first-time buyers, investors and those seeking a comfortable home in a convenient setting.



Key Features

- Well Presented home in a Convenient And Accessible Location
- Spacious Kitchen/Dining Area With Patio Doors To Rear Garden
- Modern Shower Room With Contemporary White Suite And Rainfall Shower
- Enclosed Front Garden And South-East Facing Rear Garden With Patio And Lawn
- Ideal For A Wide Range Of Buyers Including First-Time Buyers And Investors
- Bright Living Room With Open Fireplace And Useful Under-Stairs Storage
- Three Well-Proportioned Bedrooms, Two With Built-In Storage
- UPVC Double Glazed Windows And Oil Fired Central Heating
- Tarmac Driveway To The Rear Providing Off-Street Parking



Accommodation

Comprises:

Entrance Hall

Ceramic tiled floor.

Living Room

14'4" x 11'9"

Attractive open fireplace with slate tiled hearth and carved wood surround. Wood laminate flooring. Storage cupboard understairs. Double doors to:

Kitchen / Dining Area

17'1" x 13'8"

Range of high and low level units with granite effect work surfaces, inset one and a quarter bowl stainless steel sink unit with mixer taps, space for gas range cooker, extractor hood, space for fridge freezer, plumbed for washing machine, partly tiled walls and ceramic tiled floor. Open plan to dining area with patio doors to rear garden.

First Floor

Landing

Built in storage, Hotpress.

Bedroom 1

13'5" x 8'10"

Range of built in robes with sliding mirrored doors.

Bedroom 2

13'11" x 8'10"

Double bedroom, access to roofspace.

Bedroom 3

8'2" x 6'2"

Wood laminate flooring, built in storage.

Shower Room

Modern white suite comprising large walk in shower cubicle with overhead rainfall shower, PVC cladding and sliding shower doors, pedestal wash hand basin, low flush wc, feature chrome wall mounted radiator and extractor fan.

Outside

Front: Fully enclosed, small front garden with paved area.

Rear: Enclosed South-East facing rear garden with covered patio leading to lawn with flowerbeds.

Tarmac driveway to the rear. Boiler house with oil fired boiler and oil storage tank.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk



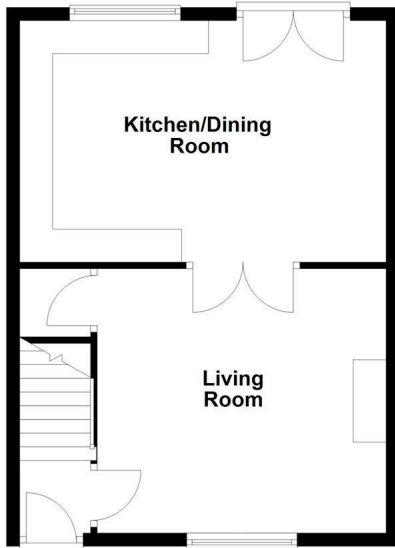




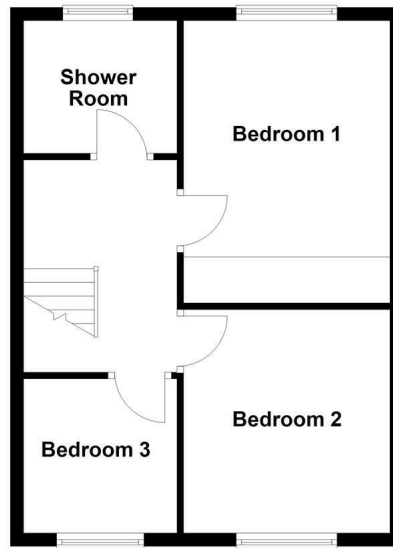




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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