

ULSTER PROPERTY SALES

**UPS**

**DONAGHADEE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 MCBRIAR WAY, CARROWDORE,  
BT22 2UQ**

**OFFERS AROUND £179,950**



A well-presented three-bedroom semi-detached home, ideally situated in the sought-after village of Carrowdore. Benefiting from PVC double glazed windows and oil-fired central heating throughout, this property offers comfortable, move-in ready living in a peaceful residential setting.

The ground floor accommodation is both practical and inviting. A welcoming entrance hall with wood laminate flooring leads to a generous living room, complete with an open fireplace featuring a tiled hearth and wooden mantle. The well-appointed kitchen boasts a range of high and low level units with granite effect work surfaces, a four-ring induction hob with integrated oven and extractor hood, and ample space for dining. A separate utility room and a downstairs WC complete the ground floor.

Upstairs, three well-proportioned double bedrooms are served by a family bathroom fitted with a panelled bath, overhead shower, vanity unit and low flush WC.

Outside, the property is equally impressive. To the front, a paved driveway provides off-street parking for two vehicles and includes an electric car charger, alongside a neat lawn area. The fully enclosed rear garden offers a patio, decking and stone areas, creating a versatile outdoor space ideal for families.

Early viewing is highly recommended!



## Key Features

- Semi-detached home finished to a high standard and located in a popular residential area of Carrowdore
- Comfortable living room featuring a open fire, ideal for everyday living and entertaining
- Contemporary kitchen fitted with modern high and low level units, granite effect work surfaces, inset stainless steel sink and four ring induction hob with integrated oven.
- Separate utility room with additional storage, plumbing for washing machine and tumble dryer, and access to the enclosed rear garden.
- Three well-proportioned double bedrooms on the first floor, including a main bedroom with modern ensuite, along with a contemporary family bathroom
- Externally offering a paved driveway for two vehicles to the front and a fully enclosed, low maintenance rear garden with decked area and side access
- Oil fired central heating and double glazed windows throughout
- No onward chain



### Accommodation Comprises:

#### Entrance Hall

Wood effect laminate flooring.

#### WC

White suite comprising, low flush WC, pedestal sink with mixer tap and tiled splashback, extractor fan and wood effect laminate flooring.

#### Living Room

12'11" x 17'5"

Wood laminate flooring, open fireplace with tiled hearth and wooden mantle.

#### Kitchen

11'6" x 11'5"

Range of high and low level units with granite effect work surfaces, inset stainless steel sink with mixer tap, four ring induction hob with integrated oven and integrated extractor hood, space for fridge freezer, tiled flooring, part tiled walls, space for dining and access to the rear.

#### Utility Room

5'4" x 4'3"

High level units with granite effect work surfaces, plumbed for washing machine and space for tumble dryer.

#### First Floor

##### Bedroom 1

9'9" x 13'3"

Double.

##### Bedroom 2

9'4" x 11'5"

Double.

##### Bedroom 3

7'3" x 10'0"

Double.

#### Bathroom

White suite comprising, panelled P bath with mixer tap and overhead shower with mixer tap, glass shower screen, vanity unit with mixer tap and tiled splashback, low flush WC, part tiled walls and extractor fan.

#### Outside

Front - Walkway in brick paviour, area in lawn, paved driveway with space for two vehicles and electric car charger.

Rear - Fully enclosed, area in patio, area in stones, area in decking, oil tank, oil fired boiler, outside light and bin access to the side.

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.

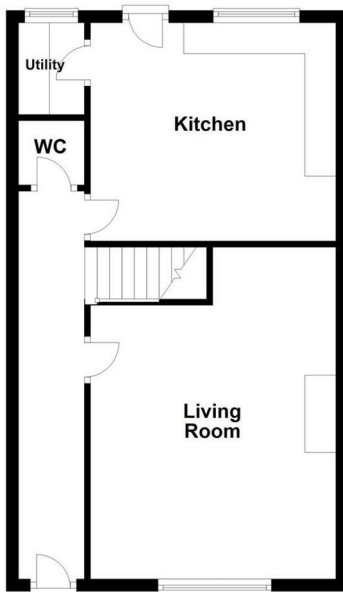
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

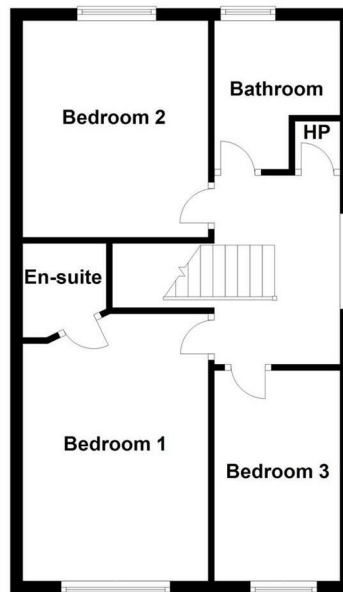




Ground Floor



First Floor



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

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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