



FOR SALE

2 Copperwood Way

Carrickfergus, BT38 9BL

Offers over £219,950





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Nest Estate Agents are thrilled to bring to the market this beautifully presented three bedroom detached property, located within a popular quiet cul-de sac off the Marshallstown Road, Carrickfergus. This property has been finished to a high standard by the current owners and offers ample living space for growing families. Internally the property comprises of two spacious reception rooms, one with feature wood burning stove, open plan luxury kitchen area with informal dining and french patio doors leading to rear garden and detached garage. Three well portioned bedrooms on the first floor, additional storage and family four piece bathroom suite. Externally the property benefits from both front and rear gardens, occupying a prime corner site with off road parking for 2+ cars with driveway finished in tarmac, bordering privacy fence and paved steps at entrance. Rear garden finished with paving, lawn and bordering fence.

This property is located in a sought after residential area that offers easy access to the town centre, popular schools and nursery's and convenient transport links to both Belfast and Larne. We recommend early viewing as this property will be popular with potential buyers, contact Nest on 028 9343 8090 to arrange a viewing.

## HALLWAY

12'6" x 6'9" (3.81m x 2.06m)

uPVC external door with glazed insets. Access to stairway. Recessed spotlights.

## STORAGE

2'2" x 2'10" (0.66m x 0.86m)

## KITCHEN

23'4" x 9'8" (7.11m x 2.95m)

Range of modern high and low level units with contrasting wooden worktops. Integrated double oven, five ring gas hob and overhead extractor fan. Matching island with storage and electrical sockets. 1 1/2 composite sink unit with drainer and chrome mixer tap. Luxury vinyl tile flooring. Recessed spotlights.

## LIVING ROOM

12' x 16'11" (3.66m x 5.16m)

Large living area, wood effect flooring. Wood burning stove. Cornice ceilings.

## SITTING ROOM

9'8" x 11' (2.95m x 3.35m)

Cornice ceilings. Large uPVC window.

## BEDROOM 1

18'8" x 9'7" (5.69m x 2.92m)

Built-in wardrobes.

## BEDROOM 2

11'4" x 9'8" (3.45m x 2.95m)

Velux window.

## BEDROOM 3

10'4" x 9'9" (3.15m x 2.97m)

Velux window.

## BATHROOM

8'2" x 8' (2.49m x 2.44m)

Modern four piece family suite comprising panelled corner bath with chrome mixer taps and handheld shower unit. Vanity with ceramic basin and chrome mixer tap. Low flush w/c. Chrome towel radiator.

Tel: 02893438090

Velux window. Fully tiled walls. Shower enclosure with chrome trim and Mira shower unit.

#### LANDING

10'3" x 5'1" (3.12m x 1.55m)

#### STORAGE

4'2" x 3'3" (1.27m x 0.99m)

#### GARAGE

23'9" x 13" (7.24m x 3.96m)

Manual up and over door. Plumbed for appliances. Access to roofspace. Insulated.

#### OUTSIDE

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property?  
Contact Nest Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.





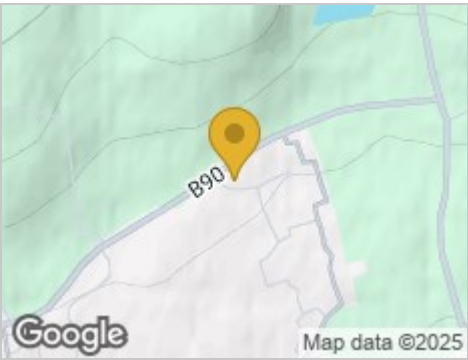
Road Map



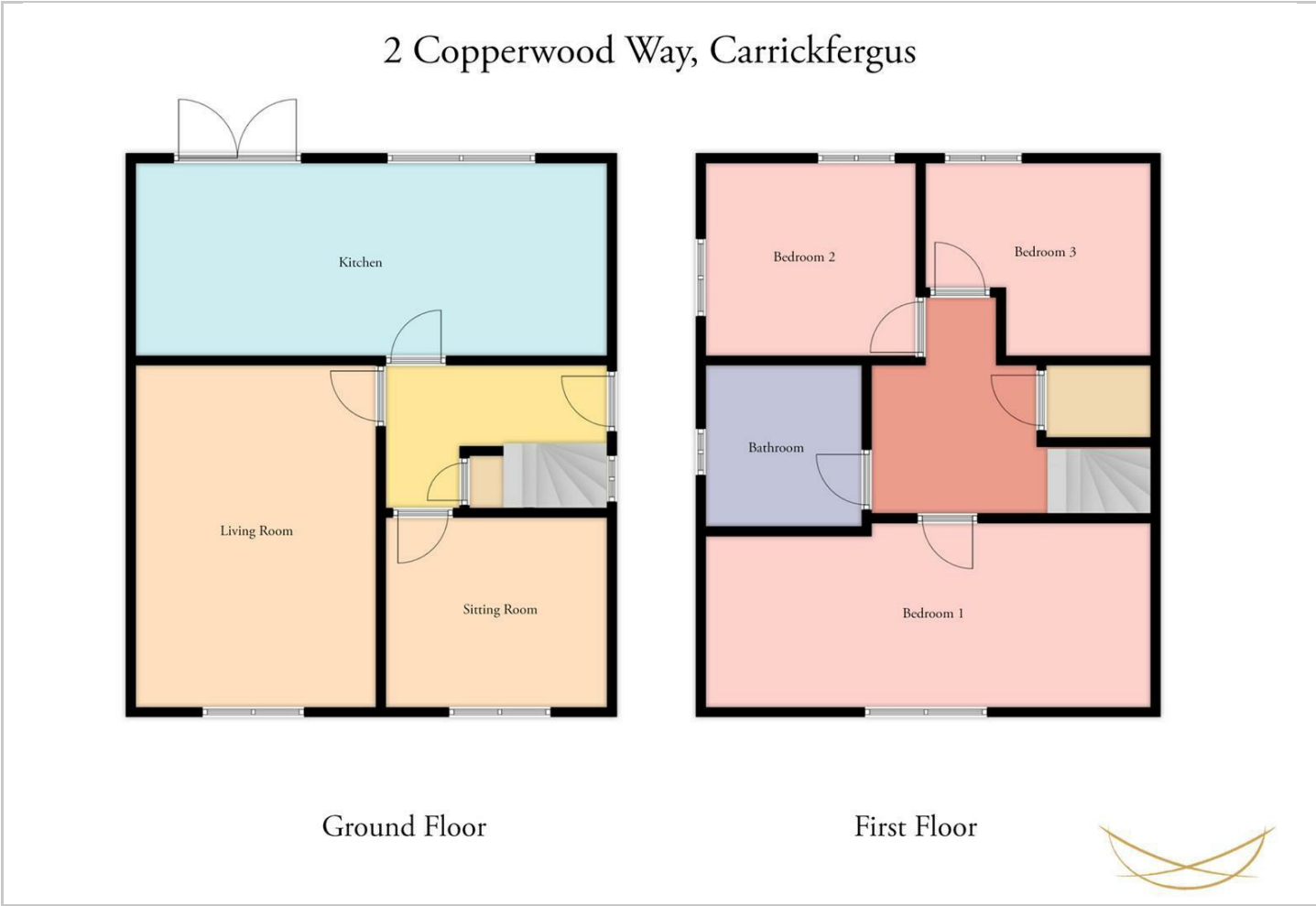
Hybrid Map



Terrain Map



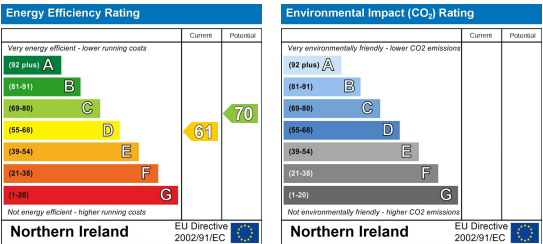
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.