

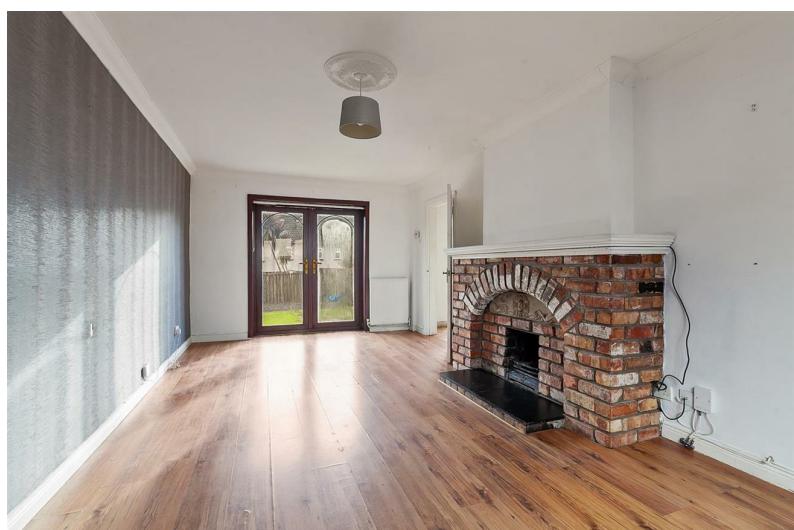


**19 Thorndale Square, Carrickfergus, BT38 8JX**

- Mid Terrace Property
- Lounge; Open Fire
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

**Offers Over £99,950**

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Separate built in store.

#### LOUNGE 20'8" x 10'10"

Open fire in brick fireplace with slate hearth. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.



## KITCHEN WITH INFORMAL DINING AREA

### 11'6" x 9'4" (wps)

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated double oven. Plumbed and space for washing machine. Twin glass fronted display cabinets. Fitted breakfast bar unit. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to shelved hot press and roof space.

### BEDROOM 1 16'1" x 9'10" (wps)

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 2 11'9" x 8'7"

Built in wardrobe. Wood laminate floor covering.

### BEDROOM 3 10'6" x 6'9"

### BATHROOM

White three piece suite comprising bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Fully tiled walls.

### EXTERNAL

Front garden finished in lawn.

Fully enclosed rear garden finished in lawn and paved patio area.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, three bedroom, mid terrace property, situated within the popular and conveniently positioned Sunnylands area of Carrickfergus.**

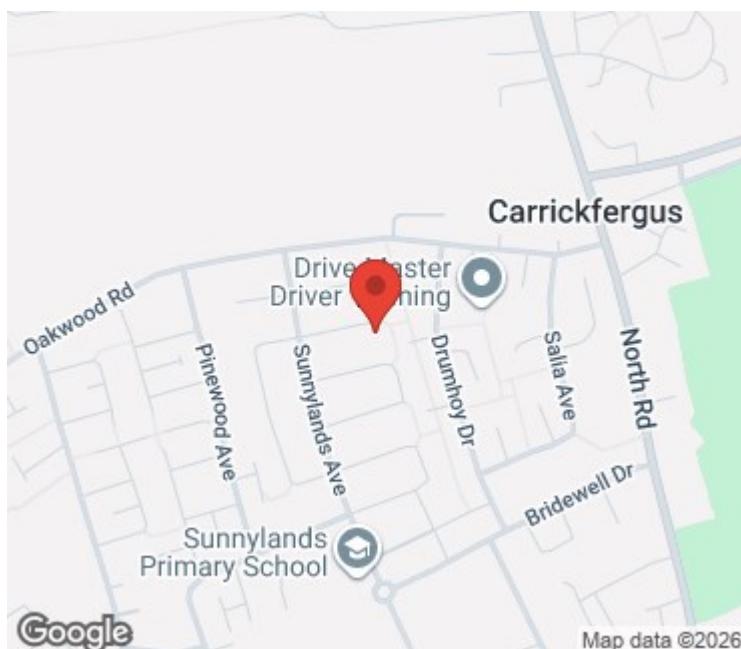
**The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white, three piece suite.**

**Externally, the property enjoys gardens front and rear.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### 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		55
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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