

## 5 ROSE GARDENS CARRICKFERGUS BT38 8FD



### Substantial detached house

Flexible accommodation extending to approximately 1985 sqft  
 Four double bedrooms, master bedroom has an en-suite shower room  
 17'7 x 12'3 lounge incorporating bay window and feature fireplace  
 Family room with double doors leading to a separate dining room  
 Double doors from dining room open into the rear garden  
 Kitchen diner boasting an extensive range of modern high gloss units with granite worktops  
 Bathroom on ground floor encompasses a white suite with a freestanding bath  
 Additional shower rooms on the ground and first floors, both with white suites and modern fittings  
 Oak internal doors throughout, porcelain tiles throughout the entrance hall  
 Double glazed windows in pvc frames and a gas heating system  
 Gardens at the rear part laid to patio part timber decking boasting a westerly aspect  
 Flexible layout allows the property to have a self contained Annex facility  
 If utilised Annex incorporates one bedroom, shower room, living room & kitchen  
 Envious location convenient to the town centre, transport links & leisure facilities  
 Excellent presentation throughout, viewing essential

## Offers Around £349,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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	

• This substantial detached home extends to approximately 1985 sq ft and offers a flexible layout that presents a rarely available opportunity to create a main residence with a self contained annex, making it particularly well suited to multi generational living where family members such as elderly parents or in-laws can enjoy independent accommodation while remaining close at hand. The property is finished to a high standard throughout, with oak internal doors, porcelain tiled flooring and contemporary kitchen and bathroom fittings, and is ideally located in the highly sought after Rose Gardens area within approximately 0.5 miles of Carrickfergus town centre, the promenade and seafront, as well as transport links and a range of leisure facilities.

The accommodation includes four double bedrooms, with the master bedroom benefiting from an ensuite shower room, along with a 17'7 x 12'3 lounge featuring a bay window and fireplace, additional reception space incorporates a family room and separate dining room with double doors opening to the rear garden. The kitchen diner is fitted with an extensive range of modern high gloss units with granite worktops, while the ground floor bathroom includes a freestanding bath and is complemented by additional shower rooms on both floors, all finished with white suites and modern fittings. The adaptable layout if utilised as an annex would incorporate a bedroom, living room, kitchen and shower room.

Outside, the rear garden is arranged with patio and timber decking and enjoys a westerly aspect, while further benefits include double glazed windows in PVC frames and a gas heating system. With its excellent presentation, flexible accommodation and highly convenient location, this is a unique home that will appeal to a wide range of purchasers and viewing is essential to fully appreciate what is on offer.

• New to the market... further details and measurements to follow shortly

THINKING OF SELLING ?

ALL TYPES OF PROPERTIES REQUIRED

CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS

T: 028 93365986

E:carrickfergus@ulsterpropertysales.co.uk

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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