

7 ASHVALE PARK ISLANDMAGEE BT40 3TS



Semi detached house
Three bedrooms
Bedrooms one and two have built in wardrobes
Kitchen diner incorporating contemporary grey shaker style units
White bathroom suite with shower over bath
Enclosed garden at the rear part laid to lawn
Double glazed windows in pvc frames
Oil fired heating system
Cul de sac location
Ideal first time buy
Well presented throughout
Viewing strongly recommended

Offers Around £129,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(09-00) C		
(05-04) D	57	68
(09-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



Entrance Hall

Double glazed door to front aspect, radiator, laminate wood flooring



Lounge

12'4 x 10'11

Double glazed window to front aspect, fireplace with wood surround, radiator



Kitchen

12'3 x 9'4

Double glazed window to rear aspect, range of grey shaker style units with roll edge worktops, inset stainless steel 1.5 bowl sink and drainer with mixer tap over, built-in oven and four ring ceramic hob with extractor fan over, plumbed for washing machine and dishwasher, storage cupboard, radiator, ceramic tiled floor, hallway with door to rear garden

Stairs & Landing

Access to roof space



Bedroom one

12'5 x 8'10

Double glazed window to rear aspect, airing cupboard, built-in wardrobe, radiator



Bedroom two

9'9 x 11'0

Double glazed window to front aspect, built-in wardrobe, radiator

Bedroom three

9'3 x 8'0

Double glazed window to front aspect, radiator



Bathroom

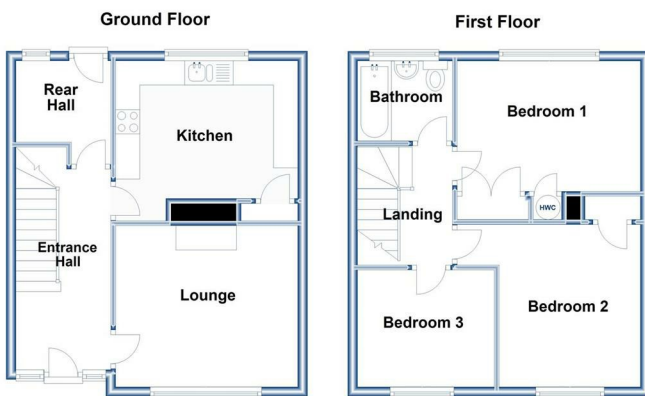
Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, enclosed bath with shower over, fully tiled walls, chrome heated towel rail, laminate wood flooring.



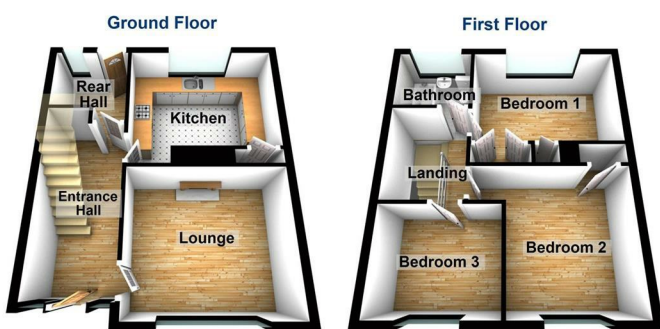
Gardens & Grounds

Fully enclosed part laid to lawn part laid to hard standing

Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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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.

REF: 18095945



Thinking of Selling?

All types of Properties Required
Call us for a free no obligation Valuation

UPS Carrickfergus
T: 028 9336 5986
E: carrickfergus@ulsterpropertysales.co.uk

New to the market... details, measurements and photos to follow shortly

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