

## 7 CRAIGS CLOSE CARRICKFERGUS BT38 9RP



Detached house  
Attractive red brick construction  
Four double bedrooms  
Master bedroom boasts an ensuite shower room  
Lounge with a bay window and cast iron inset fireplace  
Separate family room or optional guest bedroom  
29'5 x 13'2 kitchen open plan to breakfast room/dining area  
Contemporary shaker style units with stone worktops  
Island style breakfast bar incorporating a butchers block style work top  
Double doors from dining area opening into the rear garden  
White bathroom suite with a white suite and a P-style bath.  
Separate downstairs Wc  
Double glazed windows in upvc frames and pvc fascia's, oil fired heating system  
Oak internal doors, staircase and flooring through the entrance hall  
Gardens at the rear fully enclosed part laid to timber decking  
Cul de sac location siding onto farmland  
Convenient to Carrickfergus town centre  
Well presented through out, viewing essential

### Offers Around £284,950

**Tenure: Leasehold**

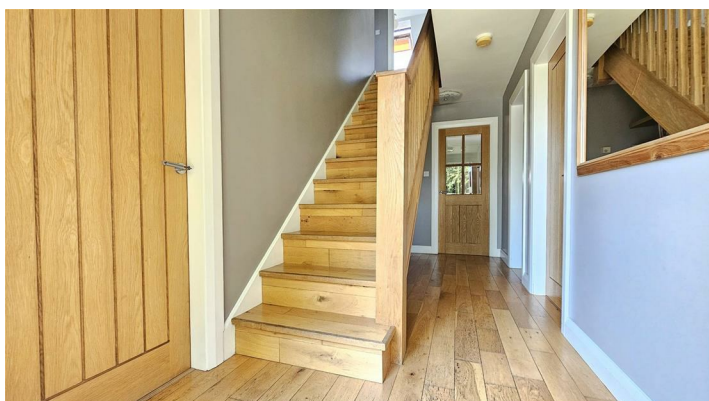
**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
Northern Ireland		EU Directive 2002/91/EC

This well-presented detached red brick home is situated in a quiet cul-de-sac that borders open farmland, offering a peaceful setting while still being conveniently located close to Carrickfergus town centre and a range of transport links, making it a practical choice for families seeking space, accessibility, and quality.

The property offers four double bedrooms, with the master featuring its own ensuite shower room, and a flexible layout that includes a separate family room which could also serve as a guest bedroom if required. The main lounge benefits from a bay window and a cast iron inset fireplace, providing a comfortable and bright living space. The heart of the home is the 29'5" x 13'2" kitchen, which is open plan to a generous dining and breakfast area. This space is fitted with contemporary shaker-style units, stone worktops, and an island-style breakfast bar with a butcher's block finish. Double doors open from the dining area onto a fully enclosed rear garden, which includes timber decking and lawn.

Further features include a downstairs WC, a white bathroom suite with a P-style bath, oak internal doors, staircase and flooring through the entrance hall, double glazed windows in uPVC frames, PVC fascias, and an oil-fired heating system. With its excellent presentation, modern finishes, and family-friendly layout, this is a home that should be viewed to be fully appreciated.



#### **Entrance hall**

Pvc door with double glazed sidelight, radiator, solid oak flooring, doors to



#### **Downstairs Wc**

Double glazed window to side aspect, white suite comprising low flush Wc, pedestal sink and tiled flooring





### Lounge

18'5 max x 12'5

Double glazed bay window to front aspect, fireplace with feature surround and cast iron inset. Radiator, tiled flooring



### Family room

10'4 x 9'9

Double glazed window to front aspect, solid oak flooring, radiator



### **Kitchen diner**

29'5 x 13'2 max

Kitchen open plan to dining area. Double glazed window to rear aspect, door to rear garden and additional double glazed double doors to rear garden. Extensive range of contemporary shaker style high and low level units with stone worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Island style breakfast bar incorporating shaker style low level units. Butchers block worktop. Integrated washing machine dishwasher and extractor. radiators, tiled flooring.



### **Stairs and landing**

Oak staircase and balustrade, airing cupboard, doors to

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: 18386160**





**Bedroom one**

13'6 x 13'6

Double glazed window to front aspect, radiator, door to ensuite



**En suite**

Double glazed window to side aspect, white suite comprising low flush Wc, pedestal sink and shower cubicle, radiator, fully tiled walls and floor



**Bedroom two**

13'2 x 12'3

Double glazed window to front aspect, radiator

**Bedroom three**

13'2 x 9'6

Double glazed Velux window to rear aspect, radiator

**Bedroom four**

14'0 x 8'5

Double glazed Velux window to rear aspect, radiator

### Bathroom

Double glazed Velux window to rear aspect, white suite comprising low flush Wc, pedestal sink and P-style bath with electric shower over, radiator, part tiled walls and tiled flooring





### **Gardens and grounds**

At the rear of the property there is a fully enclosed garden part laid to pink stones, part laid to timber deck with a range of decorative bushes. At the front there is a garden laid to lawn and a driveway at the side providing off road parking for three cars.



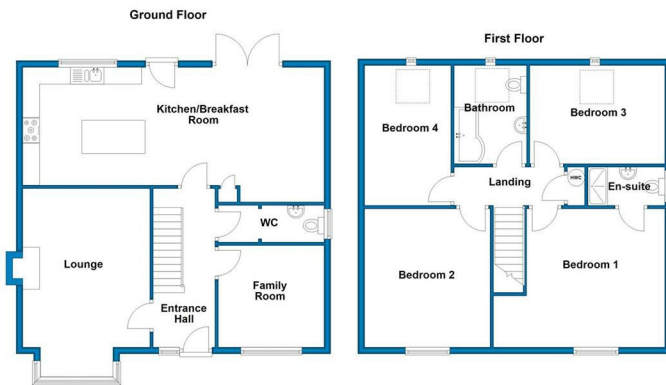
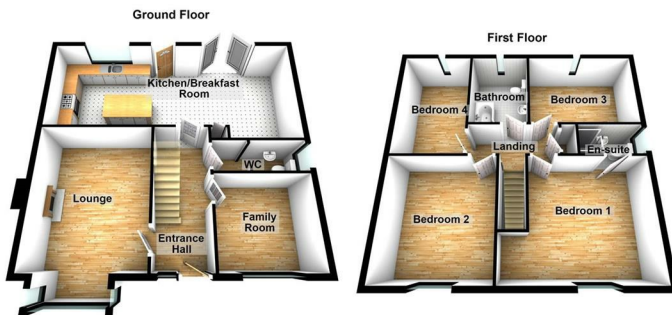
### **Garage**

Roller door, power and light, oil fired heating boiler, door to rear garden.

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## Floor plans



**Thinking of Selling?**

All types of Properties Required  
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