

54 SUNNYLANDS DRIVE CARRICKFERGUS BT38 8JF



Mid terrace house

Three bedrooms, all with built in wardrobes

Master bedroom extends to 16'7 x 8'6

20'10 x 10'11 lounge diner with feature fireplace

Kitchen with white units and built in oven hob and extractor

White bathroom suite and separate Wc

Double glazed windows in pvc frames & gas heating system

Excellent gardens at the rear laid to lawn with patio area and concrete shed

Convenient to Carrickfergus town centre and transport links

Well presented throughout

Ideal as a first time buy, downsize or investment property

No ongoing chain, viewing highly recommended

Offers Around £124,950

Tenure: Freehold

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	61	62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This mid-terrace house offers practical accommodation in a convenient location close to Carrickfergus town centre and transport links. There are three bedrooms, each with built-in wardrobes, including a master bedroom measuring 16'7 x 8'6. The spacious 20'10 x 10'11 lounge diner is a standout feature, benefiting from a fireplace and double aspect windows that provide excellent natural light. The kitchen is fitted with white units and includes a built-in oven, hob, and extractor, while the bathroom is finished with a white suite and complemented by a separate WC. Externally, the property enjoys a generous rear garden laid to lawn with a patio area and a concrete shed, offering both outdoor space and storage. With gas heating, double glazed windows in PVC frames, and no ongoing chain, this property represents a suitable choice for a first-time buyer, investor, or those seeking to downsize. Viewing is highly recommended.

Entrance Hall

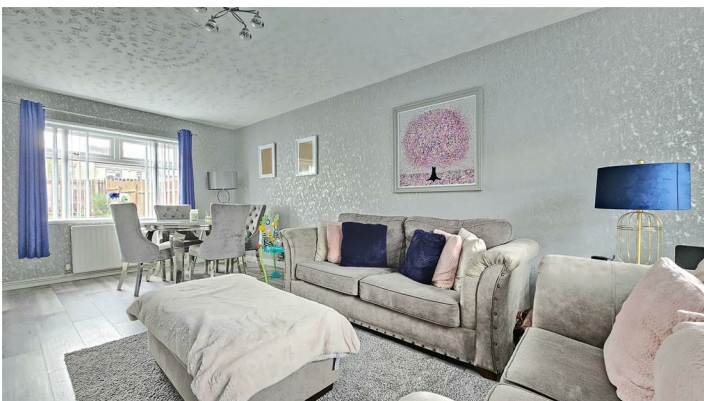
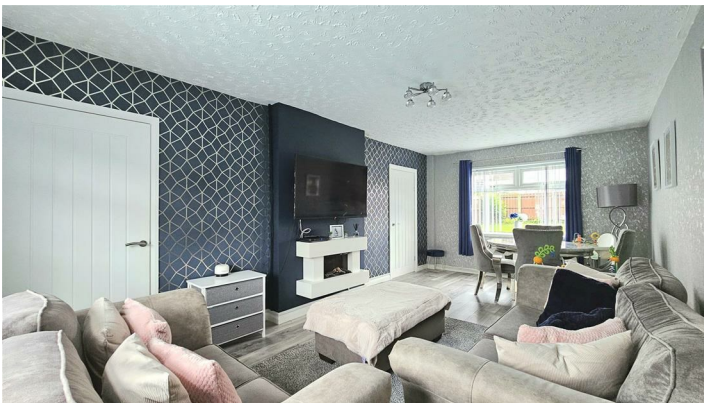
Double glazed door, door to lounge



Lounge/Diner

20'10" x 10'11"

Double glazed window to front and rear aspects, fireplace with wood surround and tiled hearth, laminate wood flooring, radiator



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: 18417928



Kitchen

11'9" x 9'5"

Double glazed window to rear aspect, range of white high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven, hob and extractor, plumbed for washing machine.

Stairs and Landing

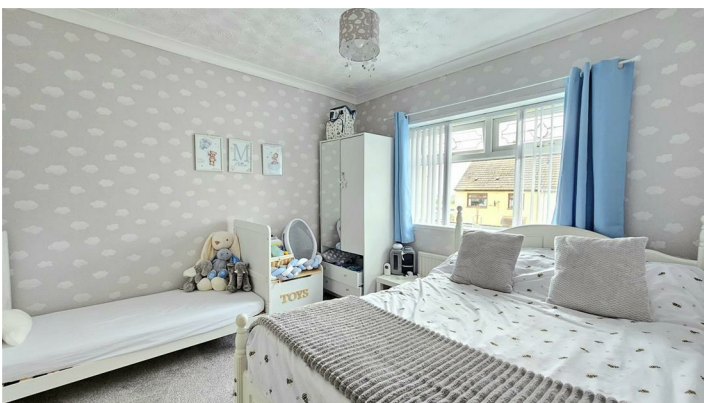
Doors to



Bedroom One

16'7" x 8'6"

Double glazed window to rear aspect, built in wardrobe, radiator



Bedroom Two

10'1" x 10'1"

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

Bedroom Three

10'5" x 6'10"

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



Bathroom

Double glazed window to rear aspect, white suite comprising wash hand basin set on a vanity unit, enclosed bath, radiator

Wc

Double glazed window to rear aspect, white suite, low flush Wc

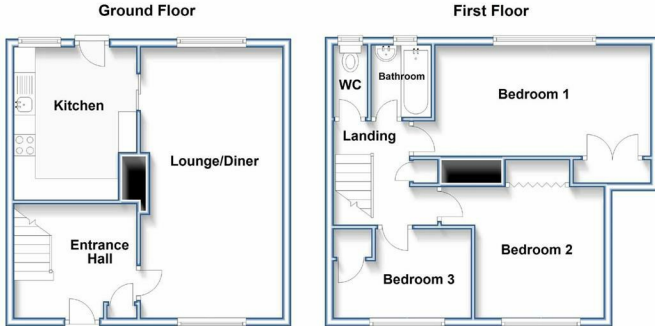


Grounds and Gardens

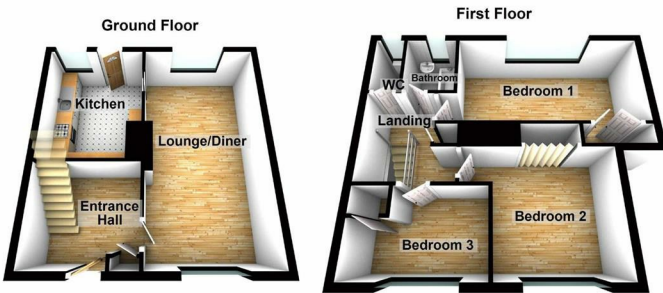
At the rear there is a fully enclosed garden laid to lawn with patio area, concrete shed



Floor Plan



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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