



## 58 KILLALOE Carrickfergus BT38 8FL

- Red brick three bedrooms
- Master bedroom with en-suite
- 18' Lounge
- 19' Kitchen/diner
- Downstairs Wc
- Attached garage
- uPVC double glazing
- Gas heating system
- Linked detached house

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £229,950**

# 58 Killaloe

, Carrickfergus, BT38 8FL



Suited equally to a downsizer or first or second time buyer, this superb red brick link detached house occupies a cul de sac position within a popular residential development that also benefits from an open green space nearby. The property is conveniently located only a short distance from Clipperstown train station and local convenience shopping, while Carrickfergus town centre and the popular promenade and seafront are approximately 0.6 miles away, placing a wide range of amenities within easy reach. The accommodation is well laid out and comprises three bedrooms, with the master bedroom featuring a bay window and an ensuite shower room, while the family bathroom is fitted with a white suite and separate shower cubicle complemented by white brick style tiling. The 18'11 x 12'0 lounge also enjoys a bay window along with solid wood flooring, and the spacious 19'8 x 11'8 kitchen is open plan to the dining area with double doors leading to the rear garden. The kitchen is fitted with an extensive range of contemporary handleless units finished with granite worktops and includes a range of built in appliances such as an oven, hob, extractor and microwave, while a utility room and downstairs Wc provide additional practicality and matching floor tiling runs through the entrance hall, kitchen diner and utility room. Externally, the enclosed rear garden is laid partly to lawn and partly to patio, and the property further benefits from a garage and driveway providing parking for two cars. Additional features include Upvc double glazing and a gas heating system, and with its convenient location and well presented accommodation, viewing is highly recommended.

#### Entrance hall

Inset spotlights, radiator, porcelain tiling, doors to

#### Downstairs Wc

White suite comprising Low flush Wc, wash hand basin, radiator

#### Lounge

18'11" x 12'0" (5.77 x 3.66)

Inset low voltage spotlights, double glazed bay window to front aspect, fireplace with wood surround and granite hearth, solid Cherry wood flooring, radiator

#### Kitchen/diner

19'8 x 11'8 (5.99m x 3.56m)

Double glazed window to rear aspect, double glazed double doors to rear garden, range of contemporary high gloss high and low level units with granite worktops, 1.5 bowl sink and granite drainer, built in stainless steel double oven and combined microwave, five ring gas hob and stainless steel extractor over, integrated dishwasher, radiator, porcelain tiled flooring

#### Dining area

#### Utility room

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, stainless steel sink and drainer with mixer tap over, plumbed for washing machine, radiator, porcelain tiled floor

#### Stairs and landing

Radiator, doors to

#### Bedroom one

55'9" x 10'5" (17 x 3.18)

Double glazed bay window to front aspect, radiator, doors to

#### En-suite

Low flush Wc, pedestal sink and shower cubicle with electric shower, radiator

#### Bedroom two

12'1" x 9'11" (3.68 x 3.02)

Double glazed window to rear aspect, radiator, laminate wood floor

#### Bedroom three

8'9" x 8'3" r/t 5'4" (2.67 x 2.51 r/t 1.63)

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

#### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath, shower cubicle with power shower, porcelain tiled floor, chrome towel rail

#### Garage

17'0" x 9'10" (5.18 x 3.00)

Roller door, power and light

#### Garden and Grounds

At the rear there is a fully enclosed garden laid to lawn with outside tap and light whilst at the front a garden in lawn and block paved driveway

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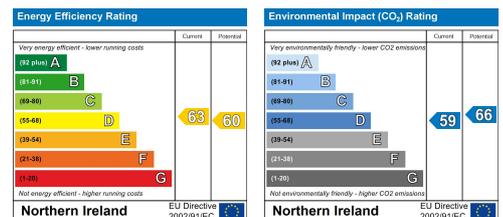


## Directions



# Floor Plan

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**PRS** Property Redress Scheme

**OFT** Approved code

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