

## 26 THORNDALE SQUARE CARRICKFERGUS BT38 8JX



Mid terrace house  
Three bedrooms all with built in wardrobes  
14'2 x 9'9 master bedroom  
Lounge with feature fireplace  
Separate dining room  
Kitchen incorporating oak style units  
Shower room with white suite and separate Wc  
Gas heating system  
Upvc double glazed windows and fascias  
Windows at the front in Contemporary black pvc  
Gardens at the rear laid to lawn  
Well presented throughout  
Convenient to all amenities, ideal first time buy  
No chain

### Offers Around £122,950

**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 well-presented mid-terrace house offers an excellent opportunity for a first-time buyer or property investor, with no ongoing chain and a location convenient to Carrickfergus town centre, local amenities, and transport links. The accommodation includes three bedrooms, all with built-in wardrobes, a lounge with feature fireplace, separate dining room, and a kitchen fitted with oak-style units. The shower room is complemented by a separate WC, while double-glazed PVC windows, in contemporary black frames at the front, and a gas heating system. Externally, the enclosed rear garden enjoys a sunny southerly aspect, making it ideal for outdoor use. Well maintained throughout, this property is perfectly suited for first-time buyers, downsizers, or investors seeking a well-located and easily managed home. Viewing is highly recommended.

### Entrance hall

Double glazed door, radiator, doors to



### Lounge

13'10 x 10'2

Double glazed window to front aspect, fireplace with wood surround, granite hearth and inset, radiator, laminate wood flooring.







### Kitchen

10'1 x 10'0

Double glazed window to rear aspect, range of high and low level oak style units with roll edge worktops. Inset stainless steel sink and drainer with mixer tap over, breakfast bar, radiator, door to dining room.

### Dining room

10'1 x 9'8

Double glazed window to rear aspect, storage cupboard, radiator.

### Stairs and landing

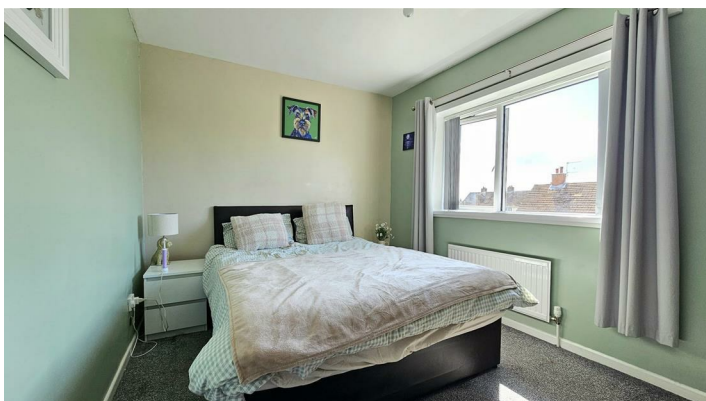
Access to loft space, storage cupboard, doors to.



### Bedroom one

14'2 x 9'10

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



### Bedroom two

11'7 x 8'9

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

### Bedroom three

10'1 max 6'9

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



### **Shower room**

Double glazed window to rear aspect, shower cubicle, wash hand bassinet on vanity unit, fully tiled walls

### **Separate W.c**

Double glazed window to rear aspect, low flush Wc



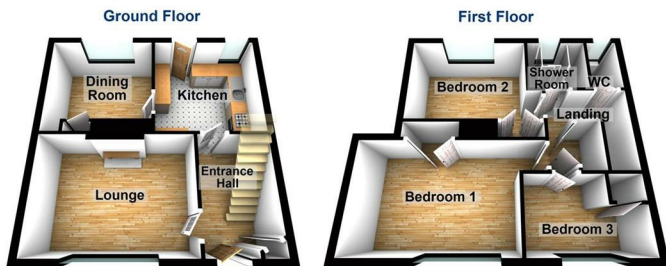
### **Gardens and grounds**

At the rear there is an enclosed garden laid to lawn with a patio area and concrete shed, At the front there is a garden.

## 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.

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