

## 34 DROMORE ROAD CARRICKFERGUS BT38 7PJ



Terrace house  
Three bedrooms

15'2 x 12'6 lounge incorporating porcelain tiled flooring  
Oak double doors from lounge to kitchen diner  
Extensive range of shaker style units with granite worktops  
Integrated stainless steel oven, 4 ring hob, extractor, dishwasher & washing machine  
Double doors from kitchen to rear garden  
Shower room with a white suite and Duma style wall tiling  
Double glazed windows in pvc frames & gas heating system  
Gardens at the rear, fully enclosed laid to patio with a southerly aspect  
Driveway providing off road parking for two cars  
Well presented, ideal as a first time buy or downsize  
Convenient to Carrickfergus town centre  
Viewing essential

### Offers Around £134,950

**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 terrace house is an excellent option for anyone looking for a comfortable and practical home, whether as a first-time buy or a downsize. The property offers three bedrooms and a bright 15'2 x 12'6 lounge with porcelain tiled flooring and oak double doors opening into a spacious kitchen diner. The kitchen is a real standout, featuring a great range of shaker style units, brick style splashbacks and granite worktops, along with integrated appliances including an oven, hob, extractor, dishwasher and washing machine. From here, double doors lead directly to the rear garden, which is fully enclosed and enjoys a sunny southerly aspect, making it perfect for outdoor living. The shower room is fitted with a modern white suite and Duma style wall tiling, while the property also benefits from double glazing and a gas heating system. Outside, there is off-road parking for two cars as well as the neat rear garden. Conveniently located close to Carrickfergus town centre and its transport links, this home is well worth viewing.

### **Lounge**

15'2 x 12'6

Double glazed window to front aspect, radiator, porcelain style tiled flooring, double oak doors to kitchen







### **Kitchen/diner**

15'2 x 10'3

Double glazed window to rear aspect, double glazed double doors to rear garden, excellent range of shaker style high and low level units with granite worktops, inset stainless steel sink with mixer tap over, built in stainless steel oven, microwave & 4 ring gas hob with chimney style extractor fan over, integrated washing machine & dishwasher, breakfast bar with granite worktops, radiator, ceramic tiled floor.



### **Stairs and landing**

Cupboard incorporating gas boiler, doors to



### **Bedroom one**

11'9 x 8'8

Double glazed window to rear aspect, radiator



### **Bedroom two**

11'3 x 8'1

Double glazed window to front aspect, 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: 18484956**



### Bedroom three

11'2 x 6'9

Double glazed window to front aspect, radiator



### Shower room

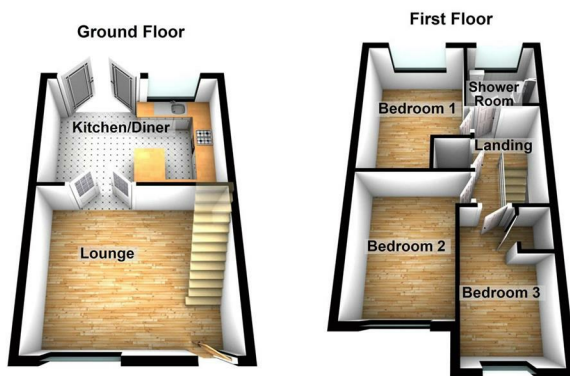
Double glazed window to rear aspect, white suite comprising low flush Wc, floating wash hand basin set on a vanity unit, separate shower cubicle, radiator, Duma style wall tiled panelling



### Garden and grounds

At the rear there is a fully enclosed garden laid to paving, whilst at the front a garden in lawn and a driveway

## floor plan



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SUBJECT TO CONTRACT

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