

**3 EDEN COURT**  
Carrickfergus BT38 7QB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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		

Offers Around £99,950

# 3 Eden Court

## , Carrickfergus, BT38 7QB



This mid terrace house is set within a courtyard style development and provides well laid out accommodation that includes three bedrooms, with the master bedroom benefiting from an en suite shower room, alongside a family bathroom fitted with a white suite and the added convenience of a downstairs WC. The ground floor comprises a 15'9 x 12'1 lounge incorporating an under stairs storage cupboard, which leads through to a kitchen fitted with beech style units and a separate utility room, while further features include double glazed windows in white uPVC frames, a gas heating system and two off road parking spaces. The location is convenient to Downshire train station and places Carrickfergus town centre within approximately 1.5 miles, making it accessible to shopping facilities, schools and the seafront. The property is currently tenanted, making it an ideal investment opportunity, with rental yield information available on request and viewings invited from property investors.

### Entrance hall

Radiator, doors to

### Lounge

15'9 x 12'1 (4.80m x 3.68m)

Double glazed window to front aspect, under stairs cupboard, radiator, door to kitchen

### Kitchen

9'3 x 8'5 (2.82m x 2.57m)

Double glazed window to rear aspect, range of high & comprising low level units with roll edge worktops, inset stainless steel sink & drainer with mixer tap over, radiator, door to utility room

### Utility room

Radiator, doors to

### Downstairs Wc

White suite comprising low flush Wc, wash hand basin

### Stairs and landing

Doors to

### Bedroom one

10'9 x 8'11 (3.28m x 2.72m)

Double glazed window to front aspect, radiator

### Ensuite

White suite comprising low flush Wc, wash hand basin, shower cubicle, radiator

### Bedroom two

9'1 x 8'6 (2.77m x 2.59m)

Double glazed window to rear aspect, radiator

### Bedroom three

6'7 x 6'2 (2.01m x 1.88m)

Double glazed window to front aspect, radiator

### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin, enclosed shower cubicle, storage cupboard, radiator

### Floor plan

New to the market... Internal photos to follow shortly

### THINKING OF SELLING ?

ALL TYPES OF PROPERTIES REQUIRED

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### Directions

Map data ©2026



## Thinking of Selling?

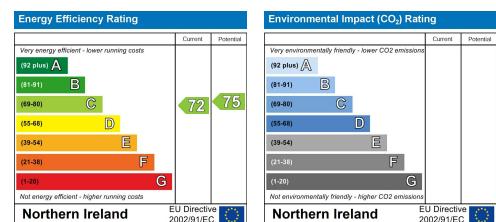
All types of Properties Required

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## Floor Plan

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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