

3 EDEN COURT

Carrickfergus BT38 7QB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		

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 & 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 bath, storage cupboard, radiator

Floor plan

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

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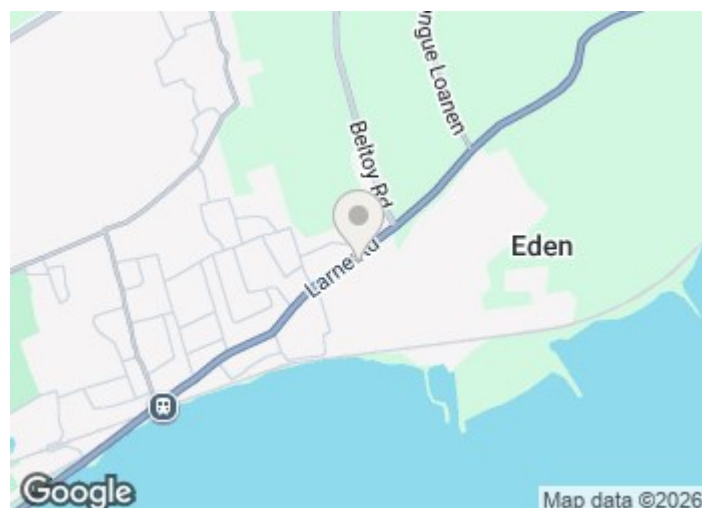
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Directions



Thinking of Selling?

All types of Properties Required

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Floor Plan

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