

## 14 BONEYBEFORE CARRICKFERGUS BT38 7EQ



Mid terrace period cottage  
All accommodation on one level  
Two double bedrooms  
17'11 x 10'5 lounge diner with a cast iron stove and laminate wood flooring  
Modern kitchen incorporating high gloss units, a built in oven, hob & extractor  
Built in fridge and freezer  
Shower room incorporating a white suite  
Oak internal doors  
Double glazed windows in pvc frames  
Convenient to Downshire beach  
Approximately 0.75 mile from Carrickfergus town centre and train station  
Well presented throughout  
Sough after Boneybefore location  
Ideal as a first time buy, investment property or downsize  
Viewing essential

### Offers Around £128,950

**Tenure: Freehold**

**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

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

This mid-terrace period cottage is located in the highly sought-after Boneybefore area, an established part of Carrickfergus known for its mix of historic thatched cottages and more modern homes, often valued for their distinctive and characterful setting, and is positioned within close proximity to Downshire beach, the town centre and Downshire train station, all of which are within approximately three quarters of a mile. The accommodation is arranged entirely on one level, making it particularly suitable for purchasers seeking single-storey living, and comprises two double bedrooms together with a 17'11 x 10'5 lounge diner featuring a cast iron stove and laminate wood flooring. The kitchen is finished with modern high gloss units and includes a built-in oven, hob, extractor and integrated fridge and freezer, while the shower room incorporates a white suite. Further benefits include oak internal doors, double glazed windows in PVC frames and a well-presented interior throughout. The historic setting is further enhanced by the nearby Andrew Jackson Cottage, an 18th-century thatched property built on the site of the ancestral home of Andrew Jackson, the 7th President of the United States, adding to the sense of local heritage that defines the area. With its desirable location and flexible appeal as a first-time purchase, investment or downsize, viewing is essential.

### **Entrance porch**

Double glazed door, door to lounge



### **Lounge/diner**

17'11 x 10'5

Double glazed window to front aspect, fireplace with cast iron stove, electric wall mounted heaters, laminate wood floor, doors to



### **Kitchen**

10'5 x 9'3

Double glazed window to side aspect, airing cupboard, excellent range of high and low level units with roll edge worktops, inset stainless steel sink and drainer withy mixer tap over, integrated oven and four ring hob with stainless steel chimney style extractor fan over, ceramic tiled floor





**Bedroom one**

9'3 x 8'9

Double glazed window to rear aspect



**Bedroom two**

9'3 x 8'9

Double glazed window to front aspect, electric wall mounted heater

**Rear hall**

Storage cupboard, door to garden and shower room



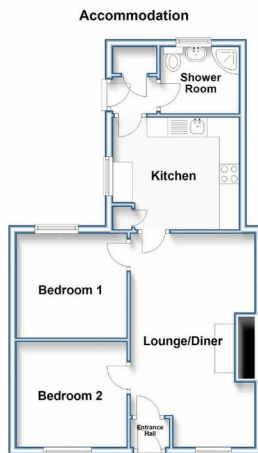
**Shower room**

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on glass shelf and shower cubicle. Chrome heated towel rail, ceramic tiled floor

**Gardens & grounds**

At the rear there is a fully enclosed yard laid to hardstanding

## Floor plan



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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