

## 21 BAIRD CLOSE Carrickfergus BT38 7XJ

- Red brick detached house
- Flexible accommodation comprising 3/4 bedrooms
- All bedrooms are doubles
- Downstairs bedrooms can be utilized as extra reception space
- Spacious 15'2 x 12'5 lounge
- Contemporary white high gloss handlesless kitchen units with quartz worktops
- Breakfast bar and built in oven, hob and extractor
- Sun room off the kitchen tasting double doors to the rear garden
- Bathroom on ground floor incorporating spa bath and fully tiled walls and flooring
- Matching tiling through entrance hall and lounge

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £274,950**

# 21 Baird Close

, Carrickfergus, BT38 7XJ



We are delighted to offer for sale this impressive red brick detached house which provides well planned and flexible accommodation, comprising two double bedrooms on the first floor and two further double bedrooms on the ground floor, giving the option to use the ground floor rooms as bedrooms or additional reception space to suit individual requirements.

The 15'2 x 12'5 lounge is positioned to the front of the property, while the contemporary kitchen is located to the rear and fitted with white high gloss handleless units, quartz worktops and a breakfast bar, along with a built in oven, hob and extractor. The kitchen enjoys an outlook over the rear garden and opens into the adjoining sun room, where double doors provide direct access to

the outside.

A ground floor bathroom incorporating a spa bath and full tiling is

complemented by a separate first floor shower room with a white suite, and the overall presentation is further enhanced by matching floor tiling and a striking oak staircase with glass balustrade. The property also benefits from double glazing and an oil fired heating system.

The landscaped rear garden offers a private mix of lawn and patio areas, while to the front there is generous parking on a block paved driveway with space for four cars and a matching detached garage.

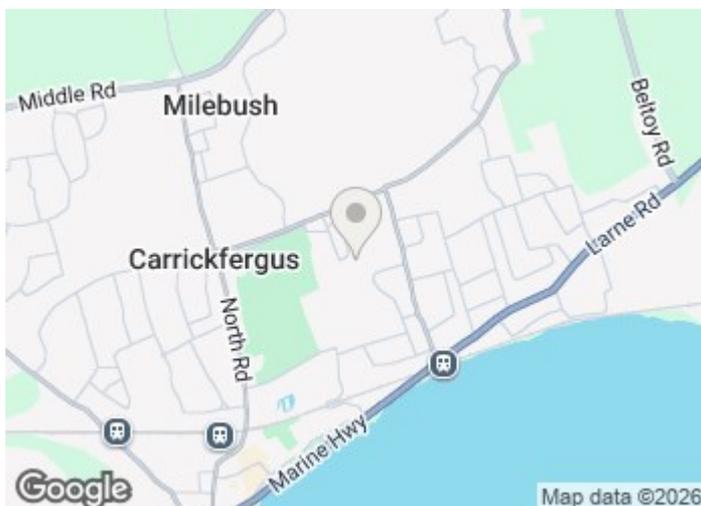
Situated in a cul de sac location that remains convenient to Carrickfergus town centre, the seafront, schools, leisure facilities and transport links, this home will appeal particularly to families

seeking a move in ready property with easy access to local amenities, and viewing is highly recommended.

New to the market.. further details and measurements to follow shortly

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
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VALUATION

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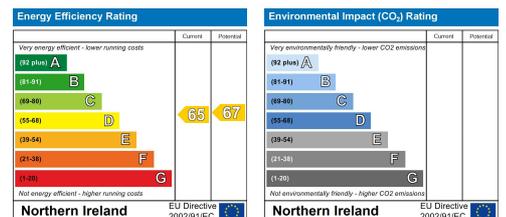


## Directions



# Floor Plan

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**PRS** Property Redress Scheme

**OFT** Approved code

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