

48 DRUMHOY DRIVE CARRICKFERGUS BT38 8NL



Mid terrace house
 Three bedrooms, all with built in wardrobes
 Lounge incorporates feature cast iron and carved wooden fire surround
 Solid wood flooring in lounge
 17'6 kitchen diner with an extensive range of Oak style units
 Built in oven, hob, extractor, fridge and freezer
 White bathroom suite with fully tiled walls
 Double glazed windows.
 Gas heating system
 Enclosed rear garden boasting a westerly aspect
 Well presented throughout
 Ideally located approximately one mile from Carrickfergus town centre
 No ongoing chain
 Ideal first time buy
 Viewing recommended

Offers Around £119,950

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 mid terrace home is well presented throughout and offers a practical layout that will appeal strongly to first time buyers seeking a convenient and established location. Internally, the accommodation comprises three bedrooms, all benefiting from built in wardrobes, along with a lounge featuring solid wood flooring and a cast iron fireplace set within a carved wooden surround, which opens into a spacious 17'6 kitchen diner fitted with an extensive range of oak style units and incorporates a built in oven, hob, extractor, fridge and freezer.

The bathroom is finished with a white suite and fully tiled walls, while further benefits include double glazed windows and a gas heating system. Externally, the property enjoys an enclosed rear garden with a westerly aspect, providing a pleasant outdoor space, and the location is particularly convenient at approximately one mile from Carrickfergus town centre, with easy access to transport links and local leisure facilities. With no ongoing chain and an attractive overall presentation, this is a highly recommended purchase where strong viewing interest is anticipated.

Entrance hall

Double glazed door, radiator, laminate wood floor, door to lounge



Lounge

14'4 x 14'2

Double glazed window to front aspect, feature cast iron place with carved wood surround, radiator, wood floor, door to kitchen



Kitchen

17'4 x 10'2

Double glazed window and door to rear aspect, range of oak style high & low level units with roll edge worktops, inset single sink & drainer with mixer tap over, built in oven, 4 ring hob with concealed extractor fan over, integrated fridge & freezer, plumbed for washing machine, radiator, ceramic tiled floor

Stairs and landing

Access to loft, doors to, storage cupboard



Bedroom one

11' x 10'3

Double glazed window to rear aspect, built in wardrobe, radiator

Bedroom two

12' x 8'10

Double glazed window to front aspect, built in wardrobe, radiator

Bedroom three

9' x 8'6

Double glazed window to rear aspect, built in wardrobe, radiator



Bathroom

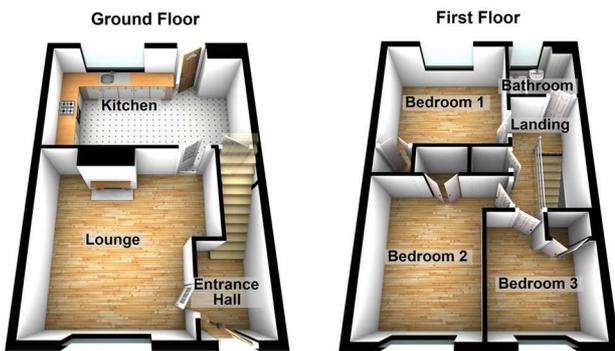
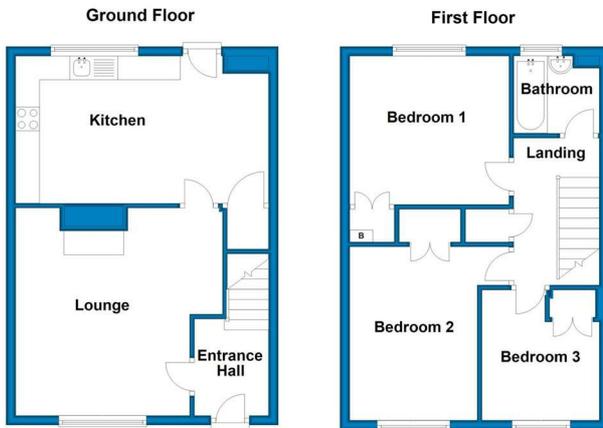
Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink, enclosed bath with shower over, radiator, fully tiled walls & tiled floor



Gardens and grounds

At the rear there is an enclosed garden part laid to patio and part laid to pink stone. At the front there is an enclosed garden laid to lawn

Floor plan



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