

2 GARRON HEIGHTS CARRICKFERGUS BT38 8LJ



Red brick detached bungalow
Three bedrooms

Entrance hall boasts double doors leading into the lounge
15'8 x 13'6 lounge with feature fireplace and laminate wood flooring
Kitchen diner incorporating beech style units
Built in stainless steel oven, hob & chimney style extractor
Shower room with a contemporary white suite tiling and electric shower
Double glazed windows in pvc frames
Oil fired heating system
Gardens at the rear laid to lawn with a westerly aspect
Driveway providing off road parking for three/four cars
Matching detached garage
Cul de sac location approximately 1.5 miles from Carrickfergus town centre
Ideal as a downsize
No ongoing chain, viewing recommended

Offers Around £209,950

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		57	73
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This red brick detached bungalow occupies an excellent site within a cul-de-sac, approximately 1.5 miles from Carrickfergus town centre, and offers well-proportioned accommodation that will appeal particularly to those seeking to downsize.

The layout includes three bedrooms and an entrance hall with double doors leading into a spacious lounge (15'8 x 13'6), which features a fireplace and laminate wood flooring, while the kitchen diner is fitted with a range of beech style units along with a built-in stainless steel oven, hob and chimney style extractor. The shower room is finished with a contemporary white suite, tiling and an electric shower, and the property further benefits from double glazed PVC windows and an oil fired heating system.

Externally, the rear garden is laid in neat lawns, enjoys a westerly aspect, and benefits from a good degree of privacy, while to the front a driveway offers excellent parking facilities for at least three to four cars and leads to a matching detached garage. With no ongoing chain and a convenient yet quiet setting, this property presents a straightforward opportunity for buyers in a desirable residential location, and viewing is recommended.

Entrance hall

Double glazed door, double doors to lounge, storage cupboard, radiator



Lounge

15'8 x 13'6

Double glazed bay window to front aspect, fire place with mahogany surround, radiator, laminate wood floor



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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Kitchen/diner

15'4 x 12'5 max

Double glazed window to side aspect, double glazed door to rear garden, range of high & low level beech style units with roll edge work tops, inset stainless steel sink & drainer with mixer tap over, built in over, 4 ring hob & stainless steel chimney style extractor over, plumbed for washing machine, radiator, tiled floor



Bedroom one

11'9 x 9'6

Double glazed window to rear garden, range of built in furniture, radiator



Bedroom two

11'9 x 8'10

Double glazed window to rear aspect, radiator





Bedroom three

9'6 x 9'6

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



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, walk in shower with electric shower over, chrome heated towel rail, airing cupboard, tiled walls & floor



Garden and grounds

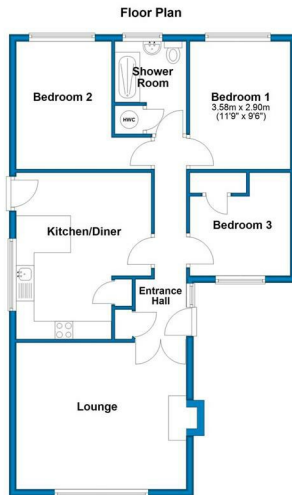
At the rear there is a west facing garden laid to lawn with a range of trees & shrubs with a patio. At the front there is off road parking



Garage

Up & over door, power & light

Floor plan



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