



## 9 CLOUGHLANDS PARK

Carrickfergus BT38 7NJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

**Offers Around £295,950**

# 9 Cloughlands Park

, Carrickfergus, BT38 7NJ



This detached home offers a rare and flexible layout that will appeal to a wide range of purchasers, particularly those seeking multi generational living, as it provides a seldomly afforded opportunity to accommodate extended family such as elderly parents or in-laws with a level of independence while remaining close at hand. The property has been finished to a high standard throughout and has recently benefited from extensive updating, creating a home that is ready to move into. The main house provides well proportioned accommodation including four bedrooms and adaptable reception space, centred around an impressive 24' x 15'7 kitchen which is open plan to a dining area and fitted with an extensive range of units,

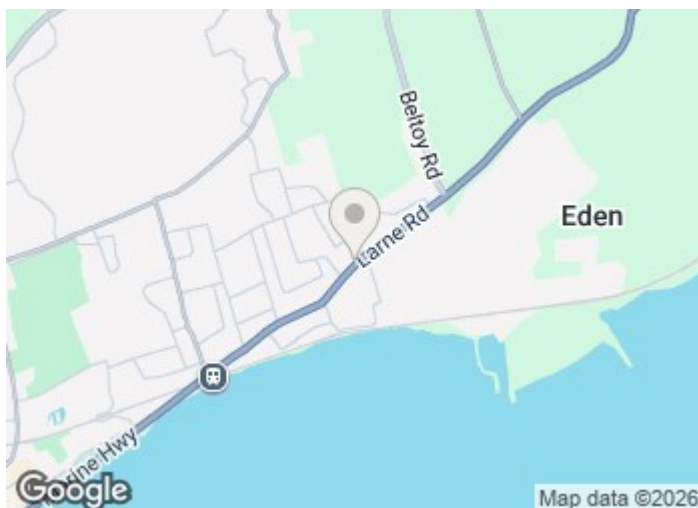
Silestone worktops and a breakfast bar, along with a range of integrated appliances. Double doors open directly to the rear garden, while the family bathroom is finished in a contemporary style with a freestanding bath and separate shower, complemented by a separate WC and an additional downstairs WC. A key feature of the property is the fully self contained one bedroom annex, which has its own private entrance and includes a lounge with double doors to the rear garden, a modern kitchen with built in appliances and a shower room with a white suite, making it ideal for independent living. Further benefits include PVC double glazing and a gas heating system. Outside, the rear garden is laid partly to lawn with off road parking and useful outbuildings or

workshops. Conveniently located close to Carrickfergus town centre and the train station, this is a unique home that combines flexibility, quality and location in a way that is not often available.

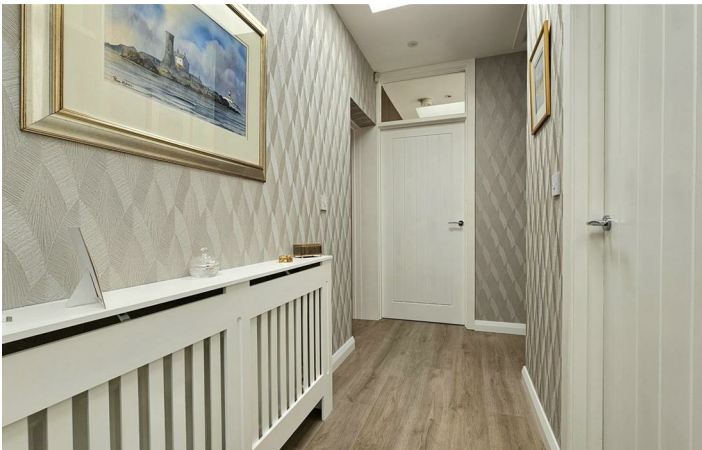
New to the market... further details and measurements to follow shortly

THINKING OF SELLING ?  
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VALUATION

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## Directions



# Floor Plan

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