

117 BROADLANDS Carrickfergus BT38 7BA

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	

Offers Around £259,950

117 Broadlands

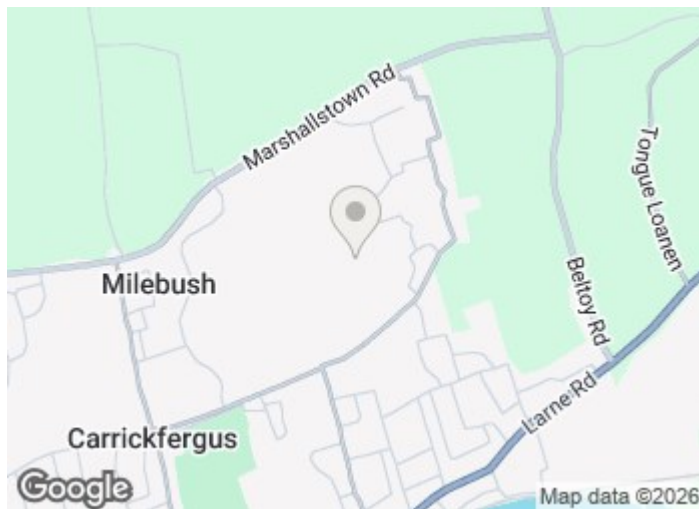
, Carrickfergus, BT38 7BA



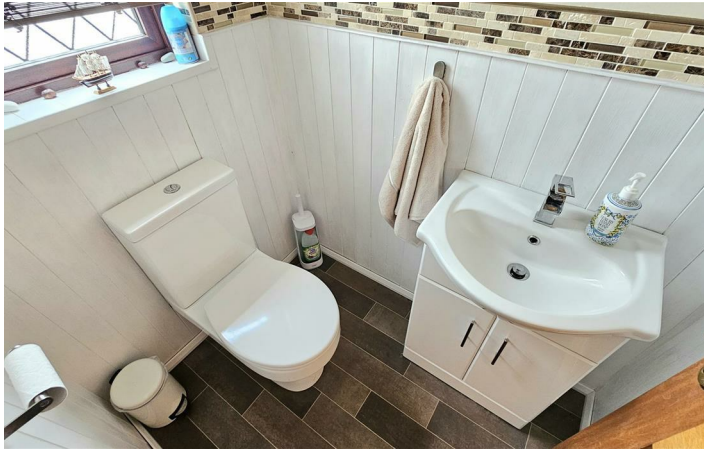
Set in a quiet cul-de-sac about two miles from Carrickfergus town centre, this detached home offers generous and highly flexible accommodation that will suit a range of family lifestyles. The layout can be arranged as three bedrooms with three reception rooms, or as four well-proportioned double bedrooms if the family room is used as an additional bedroom. The main lounge is a spacious and features a bay window and a cast-iron inset fireplace, while double doors open into the dining room, which in turn leads through patio doors to the rear garden. The kitchen offers a built in double oven and hob with a breakfast bar and is supported by a separate utility room and a convenient downstairs W.C. Upstairs, the master bedroom includes a

stylish ensuite with a freestanding bath, and the remaining bedrooms are all comfortable doubles served by a modern family shower room. The gardens have been beautifully landscaped by the current owners to create a private and well-balanced outdoor space, with lawns, a patio, and a decking area that make it ideal for children, entertaining, or relaxing. There is excellent off-road parking for several cars, double glazing, and gas central heating throughout. This is a superb home in a sought-after location, combining flexibility, space, and quality outdoor living – early viewing is strongly recommended. New to the market... further details and measurements to follow shortly

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Directions



Floor Plan

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