



4 Goldenview Park, Carrickfergus, BT38 8RS

Offers Over £249,950

- Attractive semi detached in popular residential area
- 2 Separate reception rooms
- Kitchen
- Detached garage and car parking space
- 3 Bedrooms
- Mostly double glazed in uPVC frames
- Gas fired central heating
- Cul de sac

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Situated in a quiet cul-de-sac within a highly regarded residential area, this charming semi-detached villa offers spacious and versatile accommodation, perfect for modern family living. Full of character and charm, the property features three well-proportioned bedrooms and two separate reception rooms, providing ample space for both relaxation and entertaining. The bright and welcoming interiors are complemented by a practical layout that suits a variety of lifestyles. Externally, the home benefits from a detached garage and an additional private parking space, adding convenience and excellent storage. Combining a sought-after location with generous living space and timeless appeal, this delightful property presents a fantastic opportunity for buyers seeking a comfortable home in an established and desirable neighbourhood.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Cornicing, cloakroom, panelling

Lounge

14'3 x 11'10 (into bay)

Feature marble fireplace with cast iron inset, open fire, granite hearth

Family Room

12'1 x 11'10

Cornicing, picture rail

Kitchen

14'0 x 10'0

Range of high and low level units, laminate worksurfaces, single drainer stainless steel sink unit with mixer tap, display units, plumbed for washing machine, casual dining area

First Floor

Landing

Access to roofspace, via Slingsby type ladder, gas boiler, stained glass window, built in storage

Bedroom (1)

14'4 x 10'10

Picture rail, built in robe

Bedroom (2)

12'0 x 11'10

Picture rail

Bedroom (3)

10'2 x 11'1

Picture rail

Shower Room

Low flush W/C, vanity unit, sink unit, controlled shower, overhead rain shower, fully tiled walls and floor, heated towel rail

Outside

Front in paved patio area

Rear: in low maintenance stones, generous paved patio area

Additional paved area to rear

Garage

19'6 x 8'10

Roller door, light and power

Disclaimer/ Additional Information

The information contained within these particulars is

intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

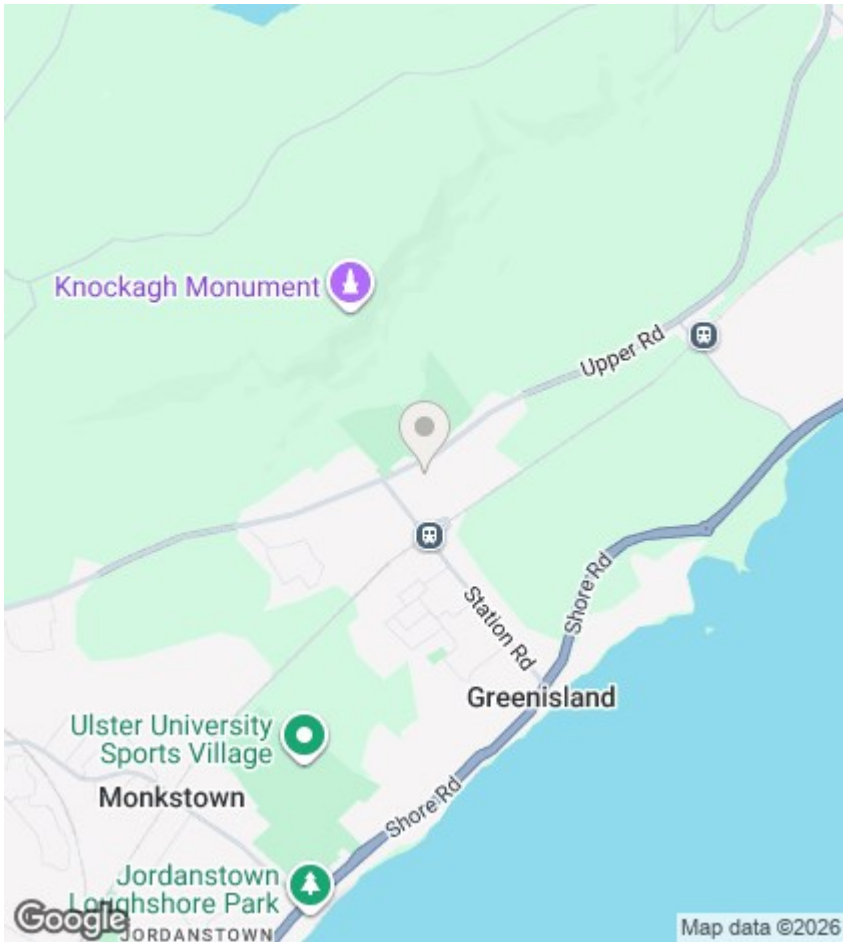
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	