

83 SUNNYLANDS AVENUE

Carrickfergus BT38 8JT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £118,950

83 Sunnylands Avenue

, Carrickfergus, BT38 8JT



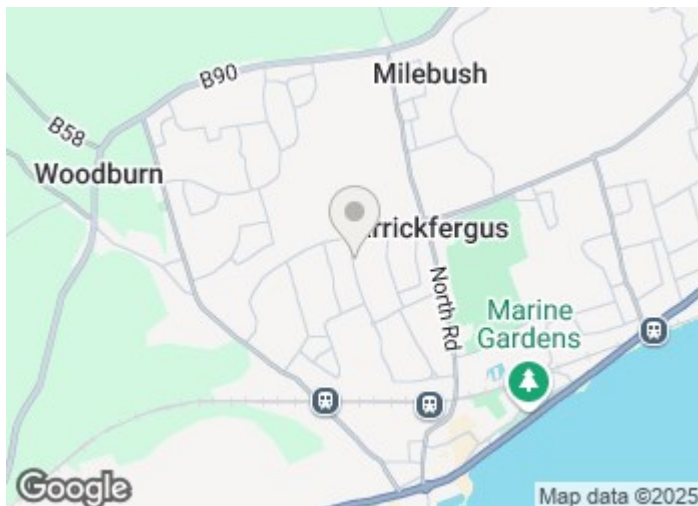
This well-presented red brick end-terrace house offers a fantastic opportunity for a first-time buyer or someone looking to downsize particularly with its excellent location close to Carrickfergus town centre and local amenities. The property features two spacious double bedrooms and a bright 13'9 x 11'1 lounge while the kitchen diner is well-equipped with a built-in oven, hob, extractor, and dishwasher, and benefits from sliding patio doors leading to a sunroom, adding invaluable extra reception space. The shower room is finished with a modern white suite, while double-glazed uPVC windows and a gas heating system ensure efficiency and comfort. Externally, the property offers a fully enclosed rear garden laid to lawn, a driveway with space for three cars, and a double-width garage, providing excellent parking and storage. With excellent presentation throughout, this home is ready

to move into, and viewing is highly recommended.

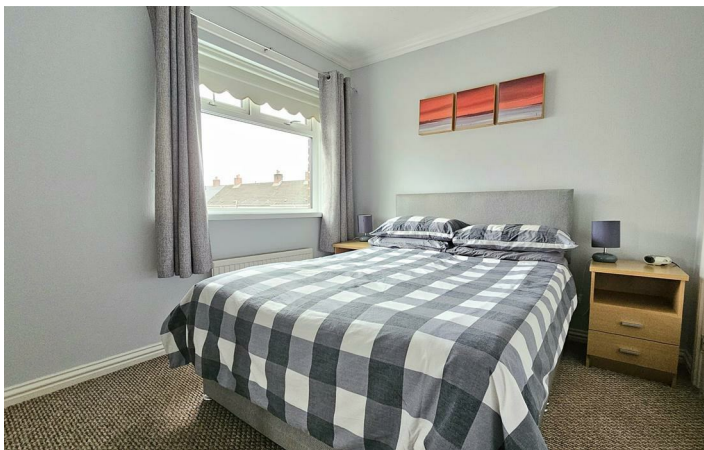
New to the market... Further details and measurements to follow

THINKING OF SELLING ?
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Directions



Floor Plan

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