

83 SUNNYLANDS AVENUE CARRICKFERGUS BT38 8JT



Red brick end terrace house

Two double bedrooms

13'9 x 11'1 lounge

Kitchen diner with a built in oven, hob, extractor and dishwasher

Sliding patio doors from dining area to sunroom

Shower room with a white suite

Double glazed windows in upvc frames

Gas heating system

Parking for three cars on driveway

Double width garage

Garden at the rear fully enclosed laid to lawn

Well presented throughout

Ideal first time buy or downsize

Convenient to all amenities, viewing essential

Offers Around £118,950

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

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.

Entrance hall

Double glazed door to side aspect, radiator, door to.



Lounge

13'9 x 11'1

Double glazed window to front aspect, radiator.



Kitchen/diner

Double glazed window to rear aspect, double glazed sliding patio door to sun room, range of high and low level units with roll edge work tops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in oven, hob and extractor, integrated dishwasher, plumbed for washing machine, radiator.



Sun room

12'3 x 9'1

Double glazed window to rear and side aspect, double glazed double doors to rear garden.

Stairs and landing

Double glazed window to front aspect, doors to.



Bedroom one

11'10 x 11'3

Double glazed window to front aspect, built in mirrored sliderobes, radiator.



Bedroom two

11'3 x 8'6

Double glazed window to rear aspect, radiator.



Shower room

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, radiator



Garden and grounds

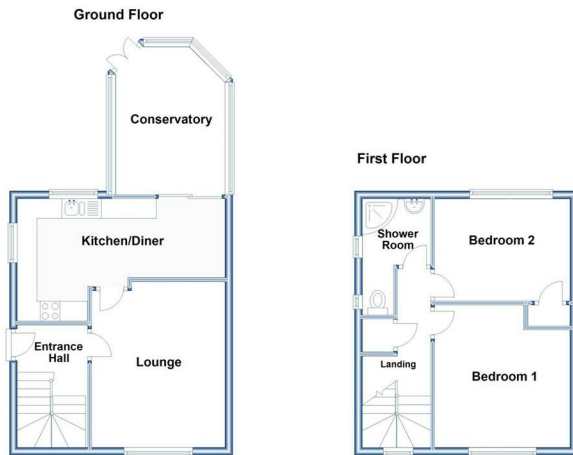
At the rear there is a fully enclosed garden laid to lawn , part laid to patio patio area. At the front there is a garden laid to lawn and a driveway.



Garage

Detached double width garage with rolled door, side door to rear garden, power and light.

Floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.



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