



78A Paisley Road, Carrickfergus, BT38 9AH

- Extended, Detached Bungalow
- Kitchen With Informal Dining Area
- Two Deluxe Family Bathrooms
- Private Driveway; Garden Store
- Elevated Views Towards Belfast Lough
- Four Bedroom; Two+ Reception
- Utility Room
- Oil Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Immaculately Presented Throughout

Offers Over £319,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Timber flooring. Coving to ceiling. Glass panelled doors to lounge and kitchen. Access to shelved hot press. Access to roof space.

LOUNGE 17'10" x 11'1"

Cast iron, wood burning stove on slate hearth with tiled surround and timber mantle. Timber flooring. Rural views to front elevation.

KITCHEN WITH INFORMAL DINING AREA 17'10" x 12'11"

Country style fitted kitchen with range of high and low level storage units with contrasting, solid wood block work surface. Ceramic Belfast sink. Space for range style oven with extractor hood over. Integrated fridge freezer, washing machine and dishwasher. Splashback tiling to walls. Rural views to rear, towards Belfast Lough. Tiled floor. Open arch leading to:



FAMILY ROOM 19'6" x 9'7"

Rural views to front and rear. Herringbone style, wood laminate floor covering. PVC double glazed, sliding, patio door to rear garden.

UTILITY ROOM 12'11" x 7'8"

Range of fitted high and low level storage units with contrasting, solid wood block work surface. Stainless steel, twin sink units with draining bay. Space for tumble dryer. Splashback tiling to wall. Wood laminate floor covering. Access to garden store. PVC double glazed external door.

DELUXE FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding bath, separate, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Tiled feature wall. Wood laminate floor covering.

BEDROOM 1 13'4" x 10'10"

Fitted wardrobes in mirror and glass panelled sliding doors. Rural views to front elevation.

BEDROOM 2 13'3" x 9'10"

Rural views to rear elevation towards Belfast Lough.

BEDROOM 3 11'5" x 9'2"

Rural views to rear elevation towards Belfast Lough. Wood laminate floor covering.

BEDROOM 4 10'11" x 7'6" (wps)

Rural view to front elevation.

SECOND DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, vanity unit and WC. Timber half panelling to walls. Towel radiator. Tiled floor.

EXTERNAL

Timber gate leading to generous sized private driveway, finished in decorative stone.

Front garden finished in lawn and range of plants, trees and shrubbery.

Stone clad entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Side and rear garden finished in lawn, decorative stone and range of shrubs.

Outside tap.

PVC oil storage tank.

GARDEN STORE 11'9" x 5'11" (plus recess)

PVC coated, roller, shutter door. Separate service door to utility room. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Immaculately presented, extended, detached bungalow, occupying a prime site, enjoying elevated rural views and views towards Belfast Lough, situated off Paisley Road, Carrickfergus.

The property comprises entrance hall, lounge, family room, kitchen with informal dining area, utility room, four well proportioned bedrooms, and two deluxe family bathrooms, each with contemporary, white sanitary ware.

Externally, the property enjoys private driveway, garden store and gardens to front, side and rear.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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