



## PINEWOOD AVENUE, CARRICKFERGUS

### OIRO £99,950

Mid-Terrace three bedroom house in a popular residential area of Carrickfergus. Close to local amenities and bus routes.

Living room  
Dining Room  
Galley style kitchen  
Three bedrooms  
Family bathroom  
Enclosed back garden  
Gas heating

Heating: Gas Mains

### **Entrance hall**

#### **Living room**

w: 3.86m x l: 4.03m (w: 12' 8" x l: 13' 3")

Good sized family living room. Fireplace with wood surround and black tiled hearth.

#### **Dining**

w: 2.98m x l: 3.09m (w: 9' 9" x l: 10' 2")

Family dining room.

#### **Kitchen**

w: 2.62m x l: 3.27m (w: 8' 7" x l: 10' 9")

Galley style kitchen. Range of high and low level units. Laminate worktop. Space for washing machine, fridge freezer and cooker.

### **FIRST FLOOR:**

#### **Landing**

Built in storage housing hot press and access to attic.

#### **Bedroom 1**

w: 3m x l: 3.42m (w: 9' 10" x l: 11' 3")

Double bedroom with built in storage.

#### **Bedroom 2**

w: 3.06m x l: 3.08m (w: 10' x l: 10' 1")

Double room with built in storage

#### **Bedroom 3**

w: 2.53m x l: 2.68m (w: 8' 4" x l: 8' 10")

#### **Bathroom**

w: 2.31m x l: 2.41m (w: 7' 7" x l: 7' 11")

White suite comprising of low flush w/c, pedestal wash hand basin and panelled bath. Electric Triton over shower with glass screen. PVC panelling floor to ceiling. Built in storage.

#### **Outside**

Enclosed front garden with mature shrubs.

Back Garden is fully enclosed with two sheds and decking.







Floor 0



Approximate total area\*  
421.72 sq ft  
39.14 sq m

\*) Including balconies and terraces  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. They have been taken for illustrative purposes only. Calculations are based on RICS IPMS 1C, standard.  
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Floor 1



Approximate total area\*  
405.45 sq ft  
37.76 sq m

\*) Including balconies and terraces  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.