

**9 ELLIS STREET  
CARRICKFERGUS  
BT38 8AY**



Mid terrace house  
Two bedrooms  
Master bedroom boasts built in mirrored sliderobes  
20'3 lounge open plan to dining room  
Sliding doors from dining room to kitchen  
Beech style kitchen  
Shower room with a white suite  
Double glazed windows in pvc frames  
Gas heating system  
Enclosed yard at the rear  
Approximately 0.5 miles from Carrickfergus town centre and seafront  
Convenient to all amenities and transport links  
Ideal investment property  
No ongoing chain

**Offers Around £69,950**

**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		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

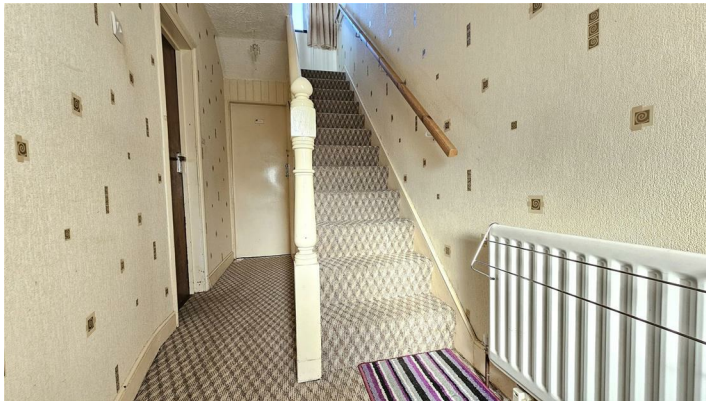
This mid-terrace house presents an excellent investment opportunity, offering a convenient location just 0.5 miles from Carrickfergus town centre, the seafront, and a range of local amenities and transport links.

On the first floor the property features two well-proportioned bedrooms, with the master bedroom benefiting from built-in mirrored sliderobes, The ground floor boasts a spacious 20'3 lounge open plan to the dining area, and sliding doors leading to a beech-style kitchen. The shower room is fitted with a white suite and there is both double-glazed PVC windows and a gas heating system. Externally, the property includes an enclosed rear yard, offering a private outdoor space.

With no ongoing chain, this well-located home is an ideal choice for an investor seeking a rental or resale opportunity in a popular and accessible area.

### Entrance porch

Door to entrance hall



### Entrance hall

Radiator, doors to



### Lounge diner

20'3 x 8'2

Double glazed window to front aspect, fireplace with stone surround and tiled hearth, radiator x 2, sliding doors to kitchen



### **Kitchen**

10'8 x 8'2

Double glazed window to rear aspect, door to rear garden, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over



### **Shower room**

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and shower cubicle

### **Stairs and landing**

Access to loft space, doors to



### **Bedroom one**

13'1 x 11'0

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



**Bedroom two**

9'0 x 7'11

Double glazed window to rear aspect, radiator



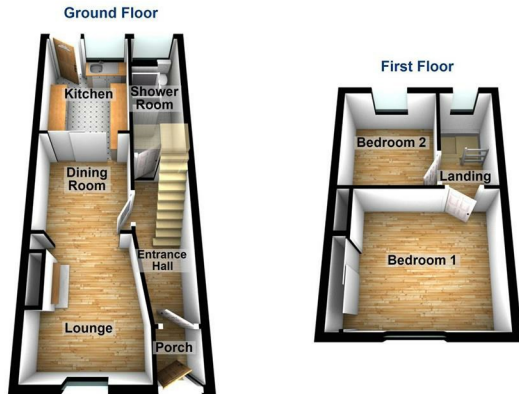
**Outside**

At the rear there is a yard laid to patio

## 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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