

**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



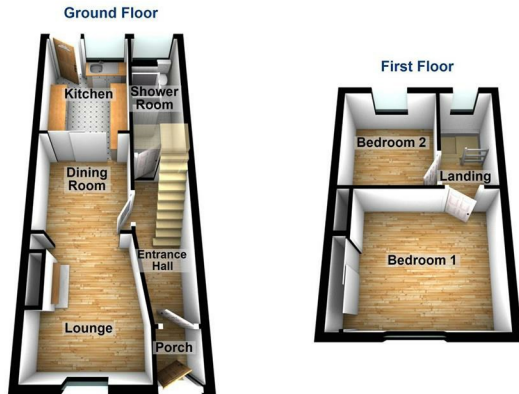
Outside

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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