

## 16 SANDRINGHAM AVENUE

Carrickfergus BT38 9EE

- Detached bungalow with flexible accommodation
- Encompasses three bedrooms/two reception rooms or four bedrooms/one reception room
- 17' x 13'9" Lounge with bay window and wood flooring
- Separate dining room/ bedroom 4 with sliding patio doors to conservatory
- Excellent range of Contemporary kitchen units incorporating a built in oven, hob and extractor
- Utility room with access to the garage
- Shower room with a modern white suite, fully tiled walls and flooring
- Gas heating system and upvc double glazing
- Garden at the rear laid to lawn and boasts a westerly aspect
- Attached garage and driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £249,950**

# 16 Sandringham Avenue

, Carrickfergus, BT38 9EE



This detached bungalow is situated in a convenient location just 1.5 miles from Carrickfergus town centre and offers flexible accommodation and a layout that can be arranged as either three bedrooms with two reception rooms or four bedrooms with one reception depending on an individual buyers personal requirements, making it appealing to families or anyone needing adaptable living space. The main lounge is well proportioned at 17' x 13'9 and features a bay window and wood flooring, while the separate dining room –also suitable as a fourth bedroom– has sliding patio doors that lead into a conservatory, adding useful extra living space.

The kitchen is fitted with a modern

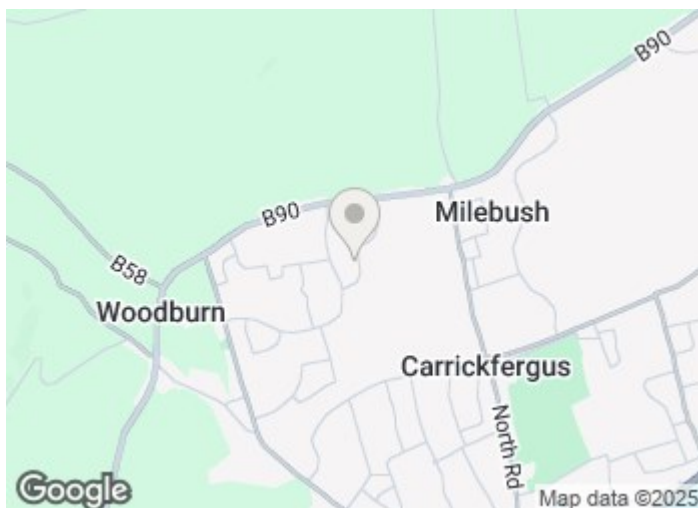
range of units and includes a built-in oven, hob, and extractor, with a utility room offering further storage and access to the attached garage. The shower room has a clean, modern finish with a white suite and fully tiled walls and floor. Further benefits include a gas heating system and UPVC double glazing throughout.

To the rear, the garden is laid to lawn and enjoys a westerly aspect, making it an area to enjoy the afternoon and evening sun. A private driveway and garage provide off-street parking. Offered with no onward chain, this is a practical and well-located home, and viewing is recommended to fully appreciate the space and flexibility on offer.

New to the market... further details and measurements to follow

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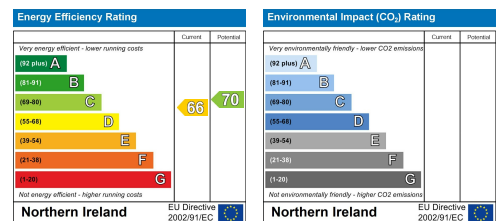


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**PRS** Property Redress Scheme

**OFT** Approved code

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