

16 Chantry Gardens, Carrickfergus, BT38 8GE



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- One Reception
- Modern Fitted Kitchen with Casual Dining Aspect
- Separate Utility Room
- Family Bathroom Suite
- Master with Ensuite Shower Room
- Private Enclosed Garden to Rear
- PVC Double Glazing/Gas Fired Central Heating
- Popular Modern Development

PRICE Offers Over £229,950

Finished to a high standard throughout, this semi-detached home is situated within a highly popular, modern development just off the Shore Road, Greenisland. Enjoying a well planned living layout, this property briefly comprises three well proportioned bedrooms, spacious lounge, modern fitted kitchen, separate utility room, ground floor furnished cloak room, family bathroom suite and master bedroom with ensuite shower room. Externally, this home further benefits from a neat well maintained lawn to front, driveway to side and private enclosed garden to rear. An early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hard wood front door with fan light above into well presented entrance hall with tiled flooring.

LOUNGE

17'8" x 11'5" (5.4 x 3.5)

Feature inglenook style fireplace with cast iron stove and granite hearth.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and tiled splash back. Button flush WC. Tiled floor.

MODERN KITCHEN WITH CASUAL DINING ASPECT

15'5" x 11'5" (4.7 x 3.5)

Equipped with a comprehensive range of high and low level fitted units in a matte black finish with contrasting butcher block work surfaces. Single drainer composite sink unit with swan neck mixer tap. Equipped with integrated appliances to include; Oven, separate four ring electric hob, over head extractor fan housed in stainless steel canopy, fridge freezer and dishwasher. Part tiled walls in Metro Brick style. Tiled floor. Recessed down lighting. PVC double glazed French doors to rear garden.

MATCHING UTILITY ROOM

7'2" x 4'11" (2.2 x 1.5)

Equipped with matching low base units and contrasting butcher block work surfaces. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear patio.

FIRST FLOOR

Shelved storage cupboard. Access to roof space.

BEDROOM 1

11'5" x 9'10" (3.48m x 3.00m)

DELUXE ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with monobloc tap and tiled splashback and a button flush WC. Tiled floor.

BEDROOM 2

8'10" x 12'5" (2.7 x 3.8)

BEDROOM 3

9'6" x 8'10" (2.9 x 2.7)

MODERN FAMILY BATHROOM

Comprising P-shaped panel bath with fixed shower screen and thermostatic shower over bath, semi-pedestal wash hand basin with monobloc tap and tiled splashback and a button flush WC. Tiled floor. Part tiled walls. Recessed down lighting.

OUTSIDE

Neat well maintained lawn to front with paved walk way.

Driveway to side for off-street parking.

Private enclosed garden to rear. Laid in neat lawn, screened by perimeter fence. Paved patio area and walkways. Decking area.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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Energy Efficiency Rating		
100 points A	Current	Potential
85-91 B		
69-84 C		
54-68 D		
39-53 E		
23-38 F		
9-22 G		
Not energy efficient - higher running costs		