



## 38 Chantry Gardens, Greenisland, Carrickfergus, BT38 8GE

Offers Over £269,950

- Detached villa in highly regarded residential development
- Spacious lounge with Herringbone flooring and multi fuel stove
- Open plan casual dining area with French doors to rear
- Double glazing in uPVC frames
- Enclosed low maintenance south west facing garden to rear
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with range of appliances
- Ground floor W/C
- Gas fired central heating
- Highest presentation throughout

# 38 Chantry Gardens, Carrickfergus BT38 8GE

This stunning three-bedroom detached home is beautifully presented and tastefully decorated throughout, offering stylish and comfortable living in a highly desirable location. The heart of the home is the spacious kitchen, which opens seamlessly into the bright and airy dining area – perfect for modern family living or entertaining. French doors lead out to a low-maintenance, south-facing garden, ideal for enjoying outdoor living all year round. Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom with en-suite. Whether you're a young family, a professional couple, or looking to downsize without compromise, this home ticks all the boxes – combining practical layout, quality finishes, and an enviable location. Early viewing is highly recommended.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door, ceramic tiled flooring, wall panelling

### **CLOAKS**

Low flush W/C, vanity unit sink, tiled splashback, wall panelling, ceramic tiled flooring

### **LOUNGE**

15'0" x 11'7"

Plus bay, Herringbone style flooring, wall panelling, hole in wall style fireplace with granite hearth, multi fuel stove

### **KITCHEN**

19'5" x 11'9"

Range of high and low shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in stainless steel oven and hob, stainless steel extractor fan and canopy, wine cooler, integrated dishwasher, gas fired boiler, wall tiling, ceramic tiled flooring, downlighters, feature media wall with storage, understairs storage, casual dining area with French doors to rear, housing for tumble dryer, plumbed for washing machine

## **FIRST FLOOR**

### **LANDING**

Wall panelling, shelved linen cupboard, access to roofspace

### **BEDROOM (1)**

11'8" x 10'10"

Wall panelling

### **ENSUITE SHOWER ROOM**

Glazed shower cubicle with sliding door, vanity unit sink, low flush W/C, chrome heated towel rail, wall tiling, ceramic tiled flooring, downlighters, extractor fan

### **BEDROOM (2)**

12'6" x 9'2"

Wall panelling

### **BEDROOM (3)**

9'10" x 8'11"

Wall panelling

### **BATHROOM**

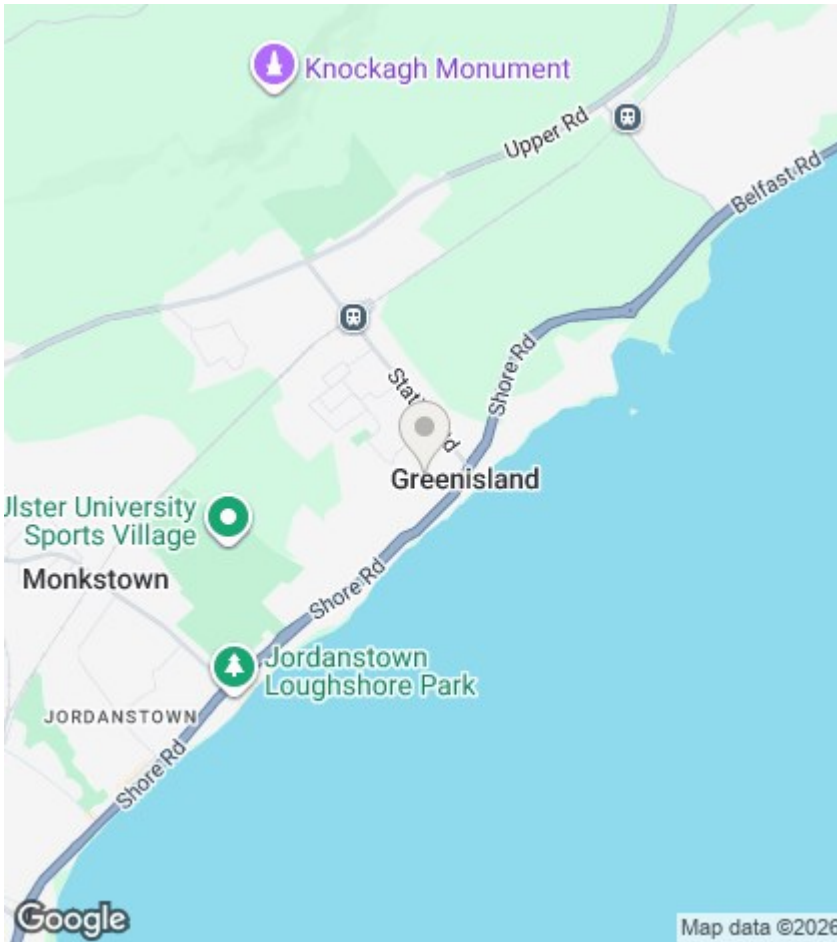
White suite comprising panelled bath, glazed shower screen, thermostatic controlled shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

## **OUTSIDE**

Front in lawn

Side in tarmac driveway

Enclosed garden to rear, in decked patio, area in stones, paved patio area, pergola, outside light and tap



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	