

## 28 Crossgreen, Carrickfergus, BT38 8DN



- Impressive Detached Chalet
- Three Well Proportioned Bedrooms
- Two Receptions including Spacious Lounge
- Open Plan Kitchen/Living/Dining Area
- Contemporary Fitted Kitchen
- Deluxe Ground Floor Bathroom Suite
- Flexible Living Arrangements with Ground Floor Bedroom/Ensuite
- Large Driveway to Front/Fully Enclosed Garden to Rear
- PVC Double Glazing/Oil Fired Central Heating
- Highly Sought After Convenient Location

**PRICE Offers Over £279,950**

*A stunning detached chalet bungalow, ideally positioned within a quiet cul-de-sac just off the Woodburn Road, Carrickfergus. Within walking distance to a host of local amenities. Maintained to a very high standard and offering a flexible living arrangement with self contained ground floor comprising spacious lounge, open plan kitchen/living/dining space with contemporary fitted kitchen, separate utility, luxury bathroom suite and a bedroom with ensuite shower room. The first floor enjoys two well proportioned bedrooms with ensuite off Master bedroom. Externally the property enjoys a neat well maintained lawn to front with parking to side and a private fully enclosed hard landscape garden to rear for easy maintenance with large decking area. Ideally suited a variety of purchaser, an early viewing is highly recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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

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

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

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass into spacious well presented entrance hall with solid oak hardwood flooring.

### SPACIOUS LOUNGE 18'0" x 13'1"

Attractive feature inglenook style fireplace with cast iron stove on a slate hearth. Hard wood flooring.



### OPEN PLAN KITCHEN/FAMILY ROOM 36'5" x 9'10"

Contemporary fitted kitchen equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces and upstands. One and a half bowl undermount sink unit with swan neck tap. Integrated eye level ovens with separate five ring electric hob and overhead angled extractor fan. Wine fridge. Vinyl floor covering to kitchen. Quality laminate flooring to family room. Recessed down lighting.

### MATCHING UTILITY ROOM 7'2" x 5'10"

Equipped with high level gloss units and contrasting work surfaces. Plumbed for washing machine. Space for tumble dryer. PVC Double glazed door to rear garden.



### BEDROOM 1 13'1" x 9'10"

At widest points. Quality laminate flooring. PVC double glazed front door to rear decking.

### DELUXE ENSUITE SHOWER ROOM 6'2" x 5'6"

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity unit with top mounted wash hand basin and single lever tap, and a button flush WC. Tiled walls. Tiled floor. Recessed down lighting. Chrome towel radiator.



### CONTEMPORARY BATHROOM SUITE

Comprising free standing double ended bath with floor mounted tap and hand shower attachment, Vanity unit with top mounted wash hand basin and a button flush WC. Accent wall panelling. Tiled floor. Hot press storage cupboard.

### FIRST FLOOR

Landing with access to eaves.

### BEDROOM 2 16'0" x 15'1"

At widest points. Quality laminate flooring. Storage to eaves.



### BEDROOM 3 15'5" x 9'10"

### LUXURY ENSUITE SHOWER ROOM

Comprising a large fully tiled shower cubicle with electric shower unit, vanity unit with monobloc tap, and a button flush WC. Tiled floor. Tiled walls. Wood panelled ceiling.



## OUTSIDE

Neat well maintained lawn to front. Large driveway to side with ample space for a variety of vehicles.  
Private fully enclosed low maintenance garden to rear with paved walkways, pebbled areas and decking.



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

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

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