

# 33 Belfast Road, Carrickfergus, BT38 8BY



- Impressive Townhouse
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen
- Separate Dining Room
- Luxury Bathroom Suite
- Large Fully Enclosed Garden to Rear
- Large Private Driveway to Front
- PVC Double Glazing/Oil Fired Central Heating
- Highly Sought After Convenient Location

**PRICE Offers Around £189,950**

*Ideally positioned on the Belfast Road in Carrickfergus, this delightful townhouse presents an excellent opportunity for those seeking a comfortable family home. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.*

*Inside, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. A modern shaker style fitted kitchen with integrated oven and hob. The townhouse boasts three well-proportioned bedrooms, providing ample space for family members or guests. The layout is thoughtfully designed to maximise comfort and functionality.*

*Completing this charming home is a well-appointed bathroom, designed with modern fixtures to cater to your daily needs. The property is ideally situated, offering easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike.*

*Perfect opportunity for first time buyers and young families, an early viewing is highly recommended.*

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12 Church Street  
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51 Main Street  
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9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Hardwood front door with double glazed inset into entrance porch with tiled floor. Hardwood door into well presented entrance hall with

### SPACIOUS LOUNGE

15'2 x 12'4 (4.62m x 3.76m)

Feature bay window. Attractive feature fireplace cast iron open fire on a granite hearth. Hard wood flooring.

### DINING ROOM

12'1 x 9'7 (3.68m x 2.92m)

Feature tiled fireplace. Under stairs storage cupboard.

### MODERN SHAKER STYLE KITCHEN

Equipped with a comprehensive range of high and low level shaker style fitted unit and contrasting work surfaces. One and a half bowl composite sink unit with swan neck mixer tap. Integrated oven, separate four ring electric hob with overhead extractor fan. Plumbed for washing machine. Plumbed for dishwasher. Space for free standing fridge freezer. Part tiled walls. Quality laminate flooring. PVC Double glazed door to rear courtyard area.

### FIRST FLOOR

Half landing with hot press storage cupboard.

### LUXURY BATHROOM SUITE

Comprising panel bath with water fall tap, drench style shower and hand shower attachment over bath, rustic solid hand wash basin on a floating live-edge wood slab with a monobloc tap, and a button flush WC. Tiled walls. Tiled floor. Wood panelled ceiling. Recessed down lighting.

### BEDROOM 1

11'9" x 9'10" (3.6 x 3.0)

Quality laminate flooring. Feature wall panelling.

### BEDROOM 2

10'5" x 9'6" (3.2 x 2.9)

Quality laminate flooring. Presently used as home office.

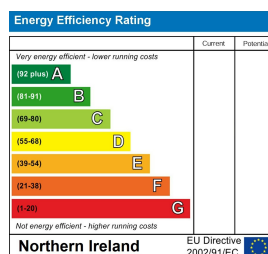
### BEDROOM 3

8'2" x 6'2" (2.5 x 1.9)

Quality laminate flooring. Presently used as dressing.

### OUTSIDE

Large private drive way to front for off-street parking, ample space for a variety of vehicles. Screened by mature hedging. Enclosed pebbled courtyard to rear. Fully enclosed rear garden, laid in lawn with paved patio area and walkways. Pebbled area for low maintenance. Outside tap.



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

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