

# 133 Victoria Road, Carrickfergus, BT38 7JP



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Open Plan Kitchen with Dining Area
- Superb Sunlounge
- Modern Shower Room
- Private Enclosed Low Maintenance Garden to Rear
- Driveway to Front with Ample Space for a Variety of Vehicles
- Detached Garaged with Lights and Power
- Popular Convenient Location



**PRICE Offers Over £179,950**

*Positioned in a popular convenient residential location, within walking distance to public transport, shops and schools. This well presented semi-detached home enjoys a well planned living layout incorporating three well proportioned bedrooms, spacious lounge, open plan kitchen and dining area and a superb sun lounge. Externally, the property further benefits from lawn to front, parking to side with ample space for a variety of vehicles and a private low maintenance garden to rear, with a detached garage. Ideally suited to the first time buyer. 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 into entrance porch with hard wood flooring. PVC double glazed door into:

#### SPACIOUS LOUNGE 16'4" x 14'1"

Attractive feature granite fire place with inset electric fire. Stairs to first floor. Hard wood flooring. Under stairs storage cupboard. Open into:



#### OPEN PLAN KITCHEN AND DINING 16'5" x 11'11"

Shaker style kitchen equipped with a range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven, separate four ring electric hob, overhead extractor fan, and fridge/freezer. Tiled walls. Tiled floor.

Dining area with hard wood flooring. PVC Double glazed sliding doors to:

#### SUPERB SUN LOUNGE 16'3" x 6'6"

Tiled floor. PVC Double glazed door to rear. Plumbed for washing machine. Space for tumble dryer.



### FIRST FLOOR

Access to loft.

#### BEDROOM 1 13'4" x 9'5"

Built in storage cupboards. Quality laminate flooring.

#### BEDROOM 2 10'8" x 9'8"

Built in wardrobe. Quality laminate flooring.

#### BEDROOM 3 10'5" x 6'6"

Presently used as dressing room. Quality laminate flooring.



## MODERN SHOWER ROOM

Comprising quadrant shower cubicle with electric shower unit, pedestal wash hand basin, and a button flush WC. Fully tiled. Recessed downlighting. Chrome towel radiator.



## OUTSIDE

Neat well maintained lawn to front, stocked with a variety of mature shrubs. Pebbled areas.

Large private driveway to side, accessed via twin gates, leading to detached garage. Ample space for a variety of vehicles. Outside tap.

Private enclosed garden to rear, screened by perimeter fence and hedgerow. Faux lawn with paved area.

## DETACHED GARAGE 20'11" x 8'10"

Roller shutter door. Equipped with lights and power.



| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (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>                                    |                            |                                                                                     |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                     |
| <b>Northern Ireland</b>                            | EU Directive<br>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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