



3 Fairview Park
Carrickfergus
BT38 7JG

Asking Price
£189,950

Dougan

RESIDENTIAL

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KEY FEATURES

- Very Well Presented Extended Detached Bungalow
- Excellent Location Close To Carrick Town Centre
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Bay Fronted Living Room Open To Dining Room
- Stunning Kitchen Open To Sun Room
- Three Ground Floor Bedrooms
- Luxury Bathroom With Separate Shower Cubicle
- First Floor Fourth Bedroom And W.C
- Deceptively Spacious Throughout
- Front Garden Laid in Lawn
- Enclosed Rear Garden With Patio
- Driveway Parking Leading To Attached Garage
- Double Glazing
- Gas Fired Central Heating



SUMMARY

Very well presented and extended detached bungalow located in Fairview Park off Victoria Road, Carrickfergus. The property benefits from an excellent location with Carrick town centre close at hand and main local amenities within walking distance.

The property has been finished to an excellent standard and comprises of a living room open to dining room, stunning kitchen open to sun room, three bedrooms and luxury bathroom with separate shower cubicle on the ground floor. A fourth bedrooms and W.C are to the first floor.

The property benefits from a front garden in lawn, driveway parking leading to an attached garage and an enclosed rear garden with patio.

Early viewing is advised to appreciate this fine home.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL: Pvc front door, laminate wooden floor, spot lighting, tongue and groove ceiling, cloakroom, under stair recess

LIVING ROOM: 13' 4" x 11' 9" (4.06m x 3.58m) Bay window, laminate wooden floor, cornicing, feature fireplace

Open To Dining Room

DINING ROOM: 11' 5" x 9' 7" (3.48m x 2.92m) Sliding door to sun room

KITCHEN OPEN TO SUN ROOM : 23' 0" x 19' 0" (7.01m x 5.79m) Excellent range of high gloss, high and low level units with chrome handles and feature under lighting, formica work surfaces, wine rack, integrated fridge freezer, integrated Blanco 4 ring halogen hob, integrated Smeg oven, chrome extractor fan with glazed canopy, breakfast bar, tiled floor

Measurements from L Shape into sunroom.

BEDROOM (1): 12' 2" x 10' 2" (3.71m x 3.1m) Ensuite W.C with wash hand basin

BEDROOM (2): 14' 2" x 11' 0" (4.32m x 3.35m) Built in double mirror robes, cornicing

BEDROOM (3): 10' 9" x 10' 9" (3.28m x 3.28m)

BATHROOM: Fully tiled shower cubicle, panel bath, low flush w.c, pedestal wash hand basin with chrome taps, spot lighting, tiled floor

First Floor

LANDING: Office recess

BEDROOM (4): 15' 4" x 9' 3" (4.67m x 2.82m) Velux window, storage into eaves

W.C: Low flush W.C, wash hand basin, velux window, spot lighting

Outside

ATTACHED GARAGE 19' 8" x 9' 1" (5.99m x 2.77m)

Front garden in law with mature shrubs.

Driveway parking to front.

Enclosed rear garden laid in loose stone with patio, timber





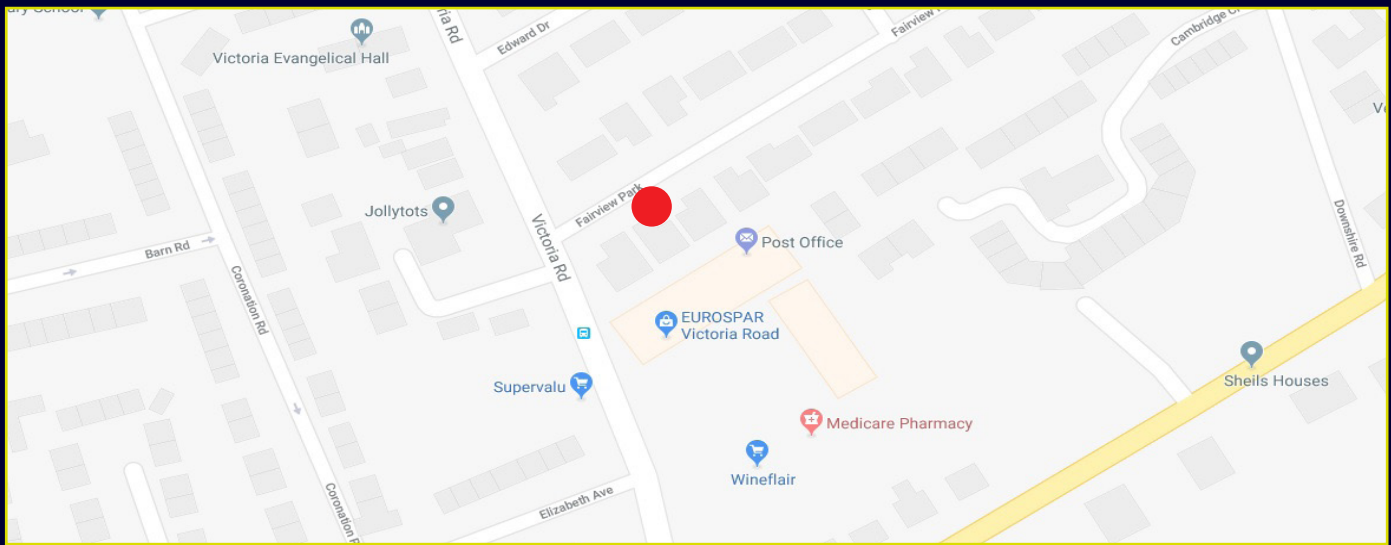




FLOOR PLANS (NOT TO SCALE)



LOCATION MAP



DIRECTIONS: Off Victoria Road, Carrickfergus

EPC

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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