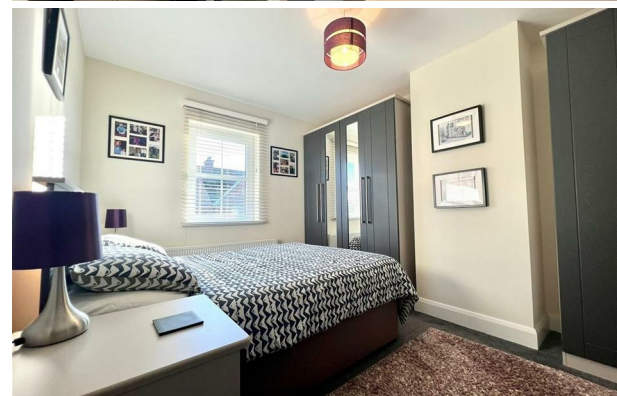


5 Farm Lodge Stables, Carrickfergus, BT38 8ZL



- Immaculate Semi-Detached Property
- Beautifully Presented Throughout
- 3 Bedrooms
- 2+ Receptions
- Modern Fitted Kitchen With Integrated Appliances
- Luxury Family Bathroom Suite
- Contemporary En Suite
- Ground-Floor W.C & Sun Lounge
- Highly Regarded Location
- Gas Fired Central Heating & PVC Double Glazed

PRICE Offers Around £234,950

Built in 2018, this well-presented semi-detached property enjoys a modern white fitted kitchen with a host of integrated appliances, a luxury family bathroom suite and a sun lounge. The property further benefits from a ground-floor W.C and a contemporary en suite. Externally, the property has a large driveway to front and side as well as a rear garden laid in lawn with a paved patio area ideal for evening entertaining. Positioned within a highly regarded residential location within close proximity to a plethora of local amenities, schools, transport options and leisure facilities. Early viewing is advised to avoid disappointment.

> 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

ENTRANCE HALL

Composite door into spacious entrance hall, tiled floor.

LOUNGE 14'4" x 12'5"

(At widest points & into bay) Dual window aspect, inglenook fire place with wooden mantle and tiled hearth with log burner inset.

FURNISHED CLOAKROOM

Comprising button flush WC, semi-pedestal wash hand basin with with monobloc tap & tiled splash back, tiled floor.

MODERN KITCHEN WITH DINING ASPECT 19'6" x 13'0"

(At widest points) Modern white kitchen with contrasting work surfaces equipped with a comprehensive range of high and low level units, fitted with a host of integrated appliances including fridge freezer, dish washer and 4 ring hob & oven, space for washing machine, tiled floor, recessed spotlights, complementary wall tiling.

SUNROOM 9'10 x 9'10"

Tiled Floor, dual window aspect, PVC door to rear garden.

FIRST FLOOR

LUXURY WHITE FAMILY BATHROOM SUITE

Comprising button flush W.C., 'P' shaped pannelled bath with fixed shower screen and shower attachment over. Semi-pedestal wash hand basin with with monobloc tap & tiled splash back. Tiled floor, complementary wall tiling, recessed spotlights and feature towel radiator.

MASTER BEDROOM 12'7" x 10'3"

(At widest points.)

CONTEMPORARY EN SUITE SHOWER ROOM

Comprising button flush W.C., semi-pedestal wash basin with monobloc tap and spacious walk-in shower enclosure with complementary wall-tiling. Feature towel radiator, tiled floor, recessed spotlights.

BEDROOM 2 11'3" x 10'9"

BEDROOM 3 9'1" x 8'10"


(At widest points)

OUTSIDE

Large driveway to front & side suited to a variety of vehicles, laid in lawn with paved walkways. Rear garden laid in lawn with a range of shrubbery. Paved patio area ideal for evening entertaining.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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