

46 WEST STREET, BALLYCARRY CARRICKFERGUS BT38 9HR



Mid terrace
Three bedrooms
Built in wardrobes in bedrooms one and two
Lounge with feature brick fire place
Beech style kitchen units
White bathroom suite with pvc panelled walls
Double glazing
Oil fired heating system
Enclosed rear garden
Ideal first time buy or investment property
No ongoing chain

Offers Around £94,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance Hall

Radiator, doors to



Lounge

11'11" x 11'3"

Double glazed window to front aspect, brick feature fireplace, radiator, laminate flooring



Kitchen

18'11" x 9'11"

Double glazed window to rear aspect, Range of shaker style high and low level units with roll edge work surfaces, inset single drainer stainless steel sink unit with mixer taps, stainless extractor hood, part tiled walls, ceramic tiled floor. Sliding patio doors to rear garden.



Stairs & landing

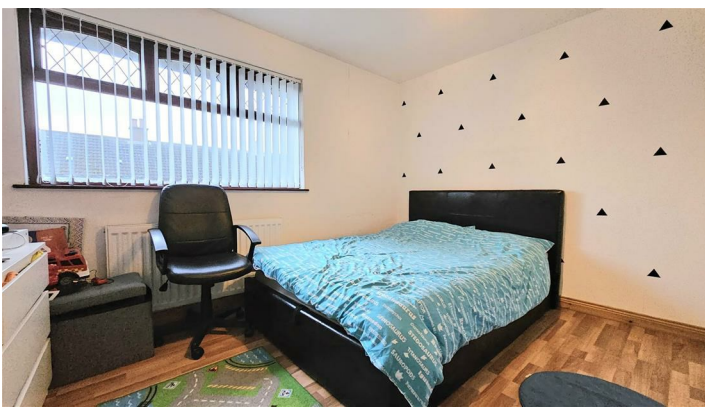
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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Bedroom one

13'6" x 9'11"
double glazed window, radiator, laminate wood flooring.



Bedroom two

11'6" x 11'4"
Double glazed window, radiator, laminate wood flooring.

Bedroom three

10'11" x 8'0"
Double glazed window, radiator, laminate wood flooring



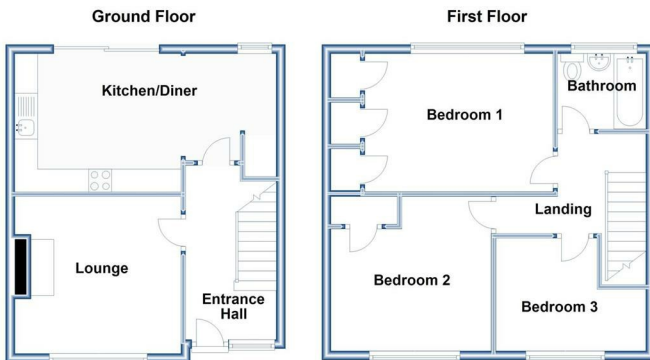
Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, pvc panelled walls

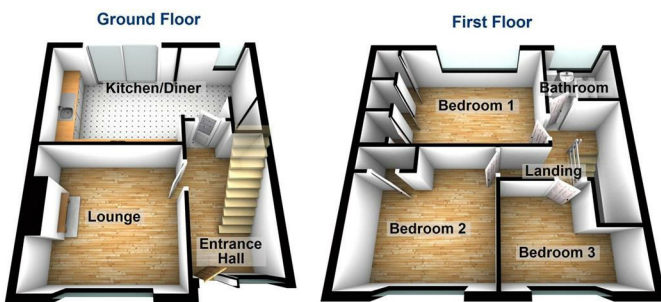
Gardens and grounds

At the rear there is an enclosed garden

floor plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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New to the market... updated photos and floorplans to follow

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