

## 4 Leafield Road, Carrickfergus, BT38 9PN



- Superb Modern Split Level Detached Villa
- 4 Bedrooms
- 1+ Receptions
- Open Plan Luxury Gloss Kitchen with Living / Dining Aspect
- Highly Regarded Village Location
- PVC Double Glazed Windows / Oil Fired Central Heating / Alarm System
- Integral Garage With Bonded Resin Driveway
- Master Bedroom With Modern En Suite Shower Room
- Modern Four Piece Family Bathroom / Furnished Cloakroom
- Private Enclosed Garden To Rear

**PRICE Offers Around £264,950**

*Positioned within a highly regarded select development within Ballycarry village. This modern split level 4 bedroom detached family home enjoys a well planned living layout incorporating a spacious lounge, contemporary open plan fully fitted kitchen with dining aspect, spacious first floor gallery style landing, deluxe en suite and modern 4 piece family bathroom. Perfect for those purchasers searching for a modern family home with a turnkey style finish without the wait.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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**Glengormley**  
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Glengormley  
BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Composite Front door into:

#### SPACIOUS WELL PRESENTED ENTRANCE HALL 17'8 x 8'6

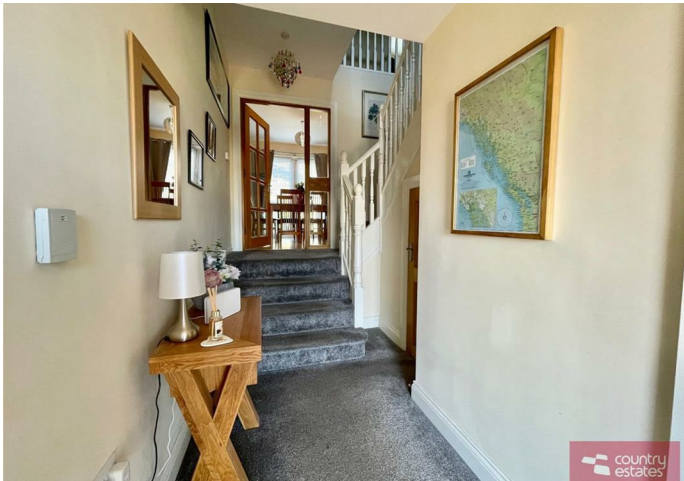
At max. Understairs storage cupboard. Steps to half landing and kitchen living area.

#### MODERN FURNISHED CLOAKROOM

Comprising button flush w.c. Semi pedestal wash hand basin with mono bloc tap and tiled splashback. Tiled floor

#### LOUNGE 17'8 x 12'3

At max. Trinity Corbel Marfil surround pictured with black granite hearth, back panel and Verona polished arch. Dual window aspect and dual wall light facility.



#### OPEN PLAN LUXURY KITCHEN WITH LIVING DINING ASPECT 23'6 x 10'3

Equipped with a comprehensive range of high and low level fitted units in gloss finish with contrasting work surfaces. Single drainer cream ceramic sink unit. A host of integrated appliances including oven with 4 ring hob, overhead extractor fan housed in stainless steel canopy, dishwasher and fridge / freezer. Twin glass display cabinets. Tiled floor and PVC double glazed doors to patio and garden.



#### UTILITY 10'3 x 7'6

Fitted with a matching range of high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and vented for tumble dryer. Tiled floor.

### FIRST FLOOR

#### SPACIOUS LANDING AREA 10'3 x 8'6

Approx. Suitable for study area / snug. Velux window. Insulated roof space with slingsby ladder. Light switch.



## **BEDROOM 1 14'3 x 12'9**

Dual window aspect.

### **DELUXE MODERN EN SUITE**

Comprising button flush w.c. Semi pedestal wash hand basin with mono bloc tap and tiled splashback. Fully tiled shower enclosure with electric shower unit. Shaver point.



## **BEDROOM 2 19'6 x 10'3**

Dual window aspect. Far reaching views over countryside.

### **SECOND FLOOR GALLERY LANDING**

## **BEDROOM 3 10'9 x 10'3**

Dual window aspect.

## **BEDROOM 4 12'4 x 10'3**

At max. Dual window aspect

### **DELUXE 4 PIECE FAMILY BATHROOM**

Comprising button flush w.c. Semi pedestal wash hand basin with mono bloc tap and tiled splashback. Panelled bath. 1/4 rounded fully tiled shower enclosure with electric shower unit. . Tiled floor



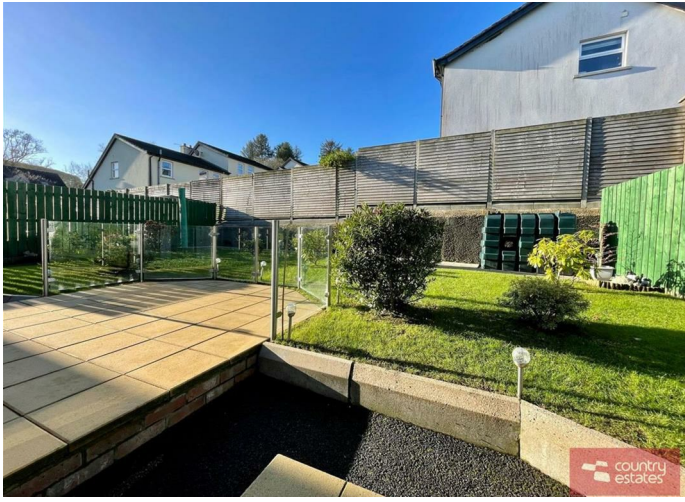
## **OUTSIDE**

Neat well maintained garden to front in lawn. Private parking forecourt / driveway in bonded resin.

## **INTEGRAL GARAGE 18'8" x 9'7"**

With roller shutter door, power and light.

Private enclosed garden to rear screened by perimeter fence and wall in lawn stocked with a variety of shrubs, private patio area with glass screens perfect for evening entertaining. Paved path and walkways to rear. Gates at each side of property. Outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 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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