

9 TUDOR PARK CARRICKFERGUS BT38 9TP



Detached house with flexible accommodation
 Three bedrooms with optional fourth bedroom on ground floor
 Master bedroom extends to 17' with built in mirrored slide robes
 Lounge incorporating bay window and cast iron stove
 Downstairs Wc with white suite
 Family room/ dining room or additional bedroom
 15'11 x 11'8 kitchen diner with an excellent range of shaker style units
 White four piece bathroom suite incorporating separate shower cubicle
 Double glazing and oil fired heating system
 Detached matching garage and driveway with parking for 2/3 cars
 Enclosed rear garden laid to lawn with timber deck
 Well presented throughout
 Conveniently located approx. 2 miles from Carrickfergus town centre
 Schools, shops, leisure facilities and transport links all within a 2 mile radius
 Viewing strongly recommended

Offers Around £209,950

Tenure: Leasehold

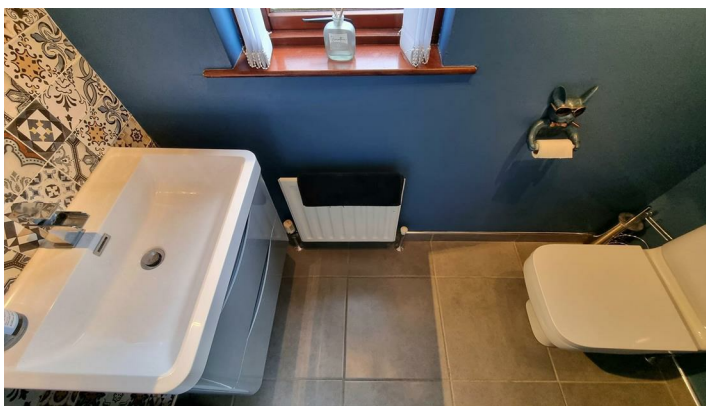
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(09-10) C			
(05-08) D		53	63
(09-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



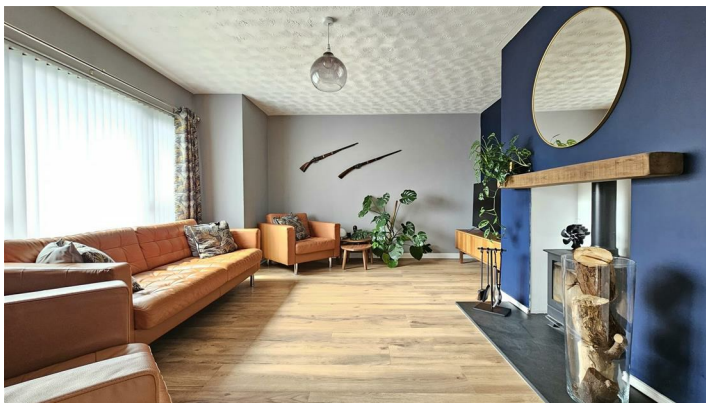
Entrance hall

Double glazed window to side aspect, storage cupboard, radiator, doors to



Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, radiator, tiled flooring



Lounge

16'3 x 13'10 into bay
Double glazed bay window to front aspect, fireplace with cast iron stove, radiator, laminate wood flooring





Kitchen diner

15'11 x 11'8

Double glazed window to rear aspect, excellent range of shaker style high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, breakfast bar, extractor fan, plumbed for dishwasher, radiator, ceramic tiled floor



Family room/ bedroom four

11'4 x 9'8

Double glazed window to rear aspect, radiator

Stairs and landing

Doors to



Bedroom one

17'8 x 9'7

Double glazed window to rear aspect, fitted sliding wardrobes, radiator



Bedroom two

9'8 x 9'1

Double glazed window to front aspect, radiator

Bedroom three

11'9 x 8'3 max

Double glazed window to front aspect, radiator



Bathroom

Velux window to side aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath. Shower cubicle, radiator

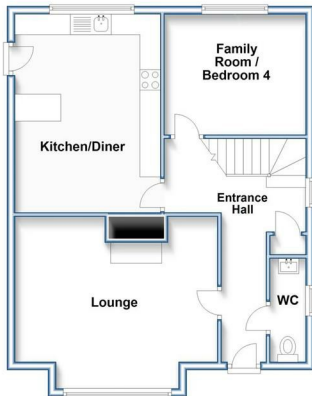


Gardens and grounds

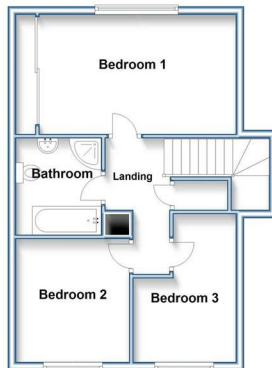
At the rear there is a fully enclosed garden laid to lawn with timber decking. At the front a garden in lawn and a driveway leading to a detached garage

Floor plans

Ground Floor



First Floor

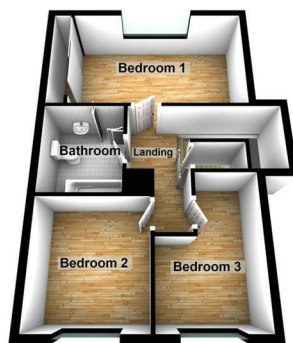


Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Ground Floor



First Floor



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Garage

17'7 x 11'1

Roller door, power and light, door to rear garden

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