

9 KINGSWAY CARRICKFERGUS BT38 7JZ




Semi detached house
 Three bedrooms all with built in wardrobes
 16'5 x 14'2 Lounge with double doors to kitchen diner
 Kitchen open plan to dining room incorporating beech style units
 Double doors from dining area to rear garden
 White bathroom suite with shower over bath
 Double glazing
 Oil fired heating system
 Garden at the rear, driveway at the side
 Detached garage with roller door
 Cul de sac location
 Approximately 1.5 miles from Carrickfergus town centre
 No on going chain
 Ideal first time buy

Offers Around £133,995

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Entrance Hall

Entrance porch, double glazed windows and door to front aspect, door to



Lounge

16'6 x 14'2

Double glazed window to front aspect, fireplace with wood surround and tiled hearth, radiator, laminate wood flooring, double doors to



Kitchen/Diner

16'5 x 12'1

Double glazed window to rear aspect, double doors from dining area to rear garden, range of beach shaker style high and low level units with roll edge worktops, ceramic sink with mixer tap over, built-in stainless steel oven, four ring ceramic hob with extractor fan over, plumbed for washing machine, tiled splash backs, radiator



Stairs & Landing

Double glazed window to side aspect, doors to



Bedroom one

13'5 x 9'5

Double glazed window to front aspect, built-in cupboard, radiator



Bedroom two

10'8 x 9'9

Double glazed window to rear aspect, built-in cupboard, radiator

Bedroom three

10'5 max x 6'8

Double glazed window to front aspect, built-in cupboard, radiator



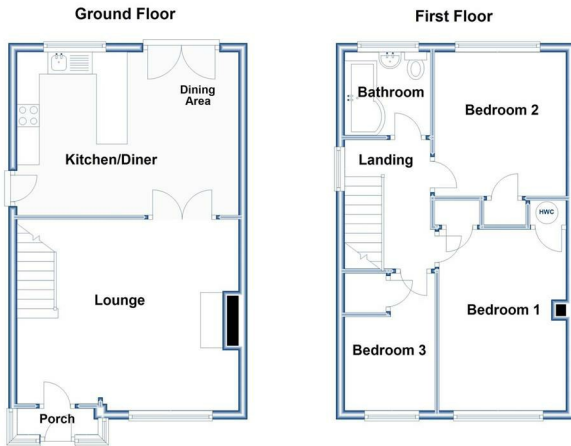
Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, p-shaped panel enclosed bath with shower over, PVC panelled walls, radiator

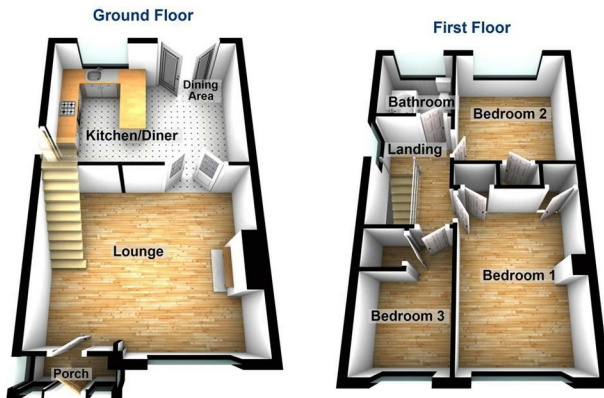
Garden and Grounds

At the rear of the property there is a garden fully enclosed, whilst at the front a garden in lawn with driveway providing off road parking for two cars

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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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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