

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



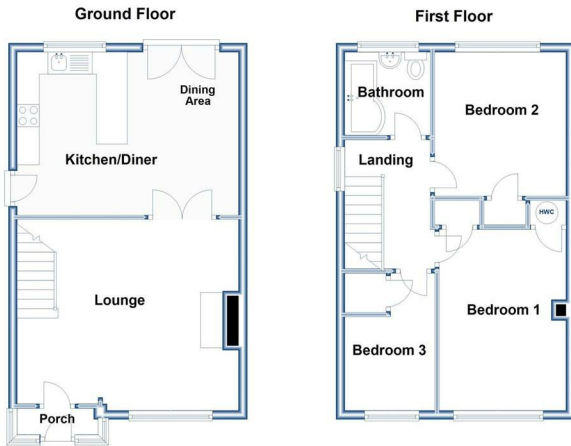
Bathroom

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

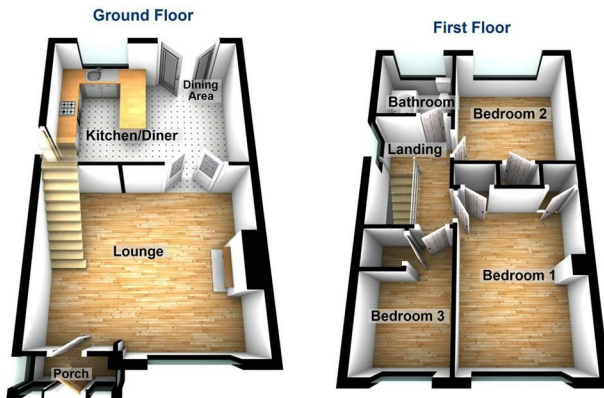
Garden and Grounds

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.



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.

THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION
VALUATION

UPS CARRICKFERGUS
T: 028 93365986
E:carrickfergus@ulsterpropertysales.co.uk

Thinking of Selling?

Call us for a free valuation

028 9336 5986

www.ulsterpropertysales.co.uk **UPS**

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.

REF: 17934138

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.

REF: 17934138

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.

REF: 17934138

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.

REF: 17934138

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.

REF: 17934138

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.

REF: 17934138

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

