

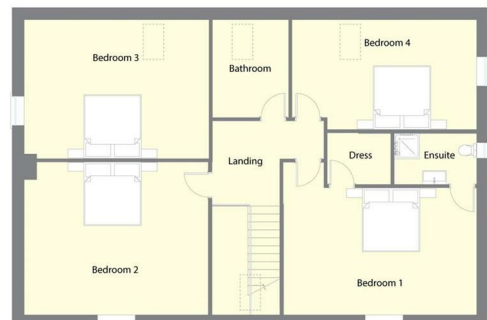


## 6a Cairn Road, Carrickfergus, BT38 9AP

- Impressive, Detached, Family Home (c.3,000 sq ft)
- Lounge; Recess For Stove / Fireplace
- Principal En Suite; Walk In Wardrobe/Dressing Room
- Utility Room; Ground Floor Shower Room; First Floor Family Bathroom
- c.0.5 Acre Site; Gardens Front And Rear; Rural Views
- Adaptable Accommodation- 5 Bed; 2+Rec / 4 Bed; 3+Rec
- Kitchen Through Dining Room; Sun Lounge
- Air Source Heat Pump (underfloor to ground floor level); Heat Recovery System; PVC Double Glazing
- Generous Sized Private Driveway; Large Matching Detached Garage
- Full Turnkey Specification; Convenient Location; October 2024 completion (est.)

£495,000

EPC Rating





**COLIN  
GRAHAM  
RESIDENTIAL**

**...WE SELL HOUSES**

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Apeer composite front entrance door. Kaendean LVT floor covering. Solid red wood staircase and spindles (painted white) with carpet floor covering. Oak handrail and posts (choice of spindles). Solid Oak Mexicano internal doors with chrome handles and hinges. Storage cupboard under stairs.

#### LOUNGE

Recess for installation of c.7Kw wood burning stove. Carpet floor covering.

#### BEDROOM 5 / RECEPTION 3

Carpet floor covering.

#### KITCHEN THROUGH DINING ROOM

Luxury fitted kitchen with range of high and low level storage units finished with Zurfiz Graphite doors and quartz blanco maple work surface. Matching upstands, splash back and window cill. Breakfast bar island. Stainless steel sink unit encompassing wiring for hot tap. Integrated induction hob with extractor canopy over, two single ovens, space for American style fridge freezer and integrated dishwasher. Karndean LVT floor covering. Recessed LED lights to ceiling.

#### SUN LOUNGE

#### REAR HALL

#### UTILITY ROOM

Range of high and low level storage units finished with Valord Fjord doors and laminate prima white portland work surface. Plumbed for automatic washing machine. Space for tumble dryer. Karndean LVT floor covering.

## **SHOWER ROOM**

Contemporary, three piece suite comprising shower enclosure, wash hand basin and WC. Wired for mirror lights. Tiled flooring and matching skirting. Towel radiator. Recessed LED lighting.

## **FIRST FLOOR**

### **LANDING**

Carpet floor covering.

### **PRINCIPAL BEDROOM**

Carpet floor covering.

### **WALK IN WARDROBE**

### **EN SUITE SHOWER ROOM**

Contemporary, three piece suite comprising shower enclosure, wash hand basin and WC. Wired for mirror lights. Tiled flooring and matching skirting. Towel radiator. Recessed LED lighting.

### **BEDROOM 2**

Carpet floor covering.

### **BEDROOM 3**

Carpet floor covering.

### **BEDROOM 4**

Carpet floor covering.

### **FAMILY BATHROOM**

Contemporary four piece suite comprising bath, separate shower enclosure, wash hand basin and WC. Wired for mirror lights. Tiled flooring and matching skirting. Towel radiator. Recessed LED lighting.

### **EXTERNAL**

Generous sized driveway, finished in quarry stone.

Front and rear gardens, levelled and sown with grass seed.

Outside cold water tap to the rear.

Treatment tank.

### **LARGE MATCHING DETACHED GARAGE**

Power operated, anthracite grey, remote controlled, roller shutter door. Separate PVC service door and matching double glazed window.





**Impressive, detached, new build, family home with high specification turnkey finish, extending to c.3,000 sq ft, plus large matching detached garage, occupying a prime site (c.0.5 acres), conveniently located equidistant to Carrickfergus, Ballyclare and Larne, with nearby access to M2 motorway for those commuting to Belfast or the North. The property comprises entrance hall, shower room, lounge with recess for open fire/wood burning stove, fifth bedroom/additional reception room, kitchen through dining room, sun lounge, rear hall, utility room, four, well-proportioned, first floor bedrooms, to include principal bedroom with dressing room and en suite shower room, and family bathroom with four piece suite. Externally, the property enjoys generous sized private driveway area, large, matching detached garage, and gardens front and rear, levelled and sown with grass seed. Other attributes include Panasonic air source heat pump (underfloor heating to ground floor level), heat recovery system, PVC double glazing and rural views. Estimated completion October 2024... early viewing highly recommended to avoid disappointment.**



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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