



8 Pheasant Drive, Carrickfergus, BT38 8ZH

- Spacious Mid Town House
- Lounge
- Sun Lounge
- Bathroom; Two En Suite Shower Rooms
- Parking; Enclosed Rear Garden
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Rural Views; Convenient Location

Offers Over £169,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door.

LOUNGE 20'6" x 11'5"

REAR HALL

Stairwell to first floor.

KITCHEN THROUGH DINING ROOM 15'3" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Open arch leading to:

SUN LOUNGE 8'8" x 7'11"

Vaulted ceiling.



UTILITY ROOM 10'11" x 6'7"

Range of high and low level fitted storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

FIRST FLOOR

LANDING

Access to hot press. Stairwell to second floor.

BEDROOM 2 12'2" x 10'11"

View towards Carrick Castle and Belfast Lough. Built in store.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

BEDROOM 3 10'2" x 7'8"

BEDROOM 4 9'5" x 7'8"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls.

SECOND FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 13'0" x 12'11" (wps)

Access to walk in wardrobe.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

EXTERNAL

Low maintenance front garden, finished in decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn and decorative stone.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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.

Spacious, four bedroom, mid town house property, located within the popular Pheasant Drive development, Woodburn Road, Carrickfergus. The property comprises entrance hall, lounge, kitchen through dining room, sun lounge, utility room, furnished cloakroom, four well proportioned bedrooms, to include two with en suite facilities, and separate family bathroom. Externally, the property enjoys parking and fully enclosed, private garden to rear. Other attributes include gas heating, PVC double glazing, rural views and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT