



14 Marlborough Manor, Carrickfergus, BT38 7FA

- Immaculately Presented, Detached Home
- Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Triple Glazing
- Large, Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite Shower Room
- Generous Sized Private Driveway
- Convenient Location; Views Toward Belfast Lough

Offers Over £229,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood front door with fanlight over. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary white two piece suite comprising vanity unit and WC. Splash back tiling to sink. tiled floor.

#### LOUNGE 14'6" x 12'11"

Timber flooring.



## **KITCHEN WITH INFORMAL DINING AREA 14'7" x 13'0"**

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC triple glazed French doors to rear garden. View towards Belfast Lough.

## **UTILITY ROOM 7'6" x 6'6"**

Range of fitted storage units with contrasting wood block melamine work surface. Matching upstands to walls. Plumbing for automatic washing machine. Space for tumble dryer. Tiled floor. PVC triple glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **PRINCIPAL BEDROOM 14'4" x 10'6"**

View towards Belfast Lough and Knockagh.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 14'4" x 11'7" (wps)**

### **BEDROOM 3 9'4" x 8'1"**

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

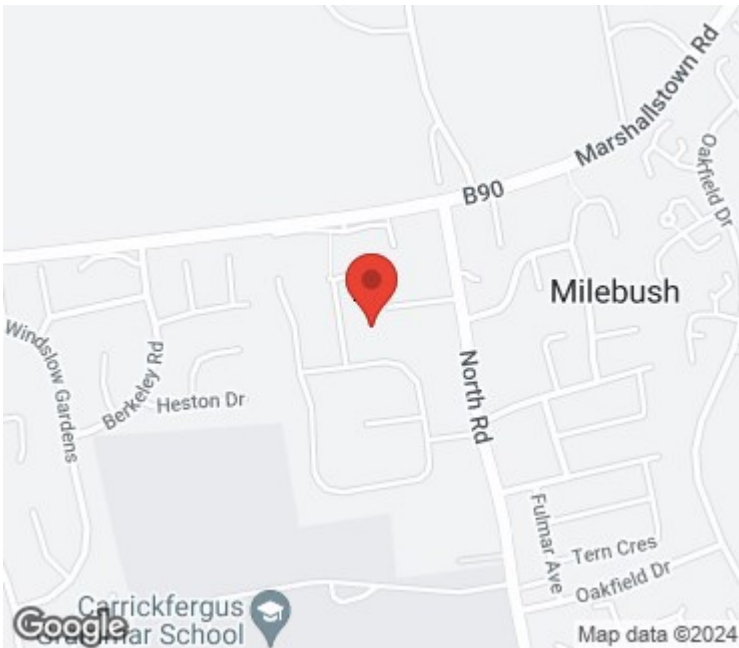
### **EXTERNAL**

Generous sized private driveway area finished in brick pavior. Front garden finished in lawn. External lighting. PVC soffits, fascia and rainwater goods. Large fully enclosed rear garden finished in lawn, trees, raised bedding and paved patio area. View towards Belfast Lough. Outside tap.





**Immaculately presented, spacious, three bedroom detached home, occupying a large corner site, within the recently constructed, Marlborough Manor development, North Road, Carrickfergus. The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, utility room, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white three piece suite. Externally, the property enjoys generous sized private driveway area, finished in brick pavior, front garden, finished in lawn, and large, fully enclosed rear garden, finished mainly in lawn and paved patio area. Other attributes include gas heating, PVC triple glazing, convenient location, and views towards Belfast Lough and Knockagh. Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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 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

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