



1 Henly Heights

Middle Division (Main Portion), CARRICKFERGUS, BT38 8YJ

Detached Family Bungalow.
3 Bedrooms. 1 Reception Room.
Oil-Fired Central Heating.
Immaculately presented.

A Barton Company are proud to present FOR SALE, this beautifully-presented and well-maintained, detached, three-bedroom bungalow in the popular and convenient "Henly" development. Finished to the finest detail, and well looked-after, this home is ideal for a growing family or retiring couple in search of a home ready-made to be theirs. Register your interest for a viewing today!

For Sale

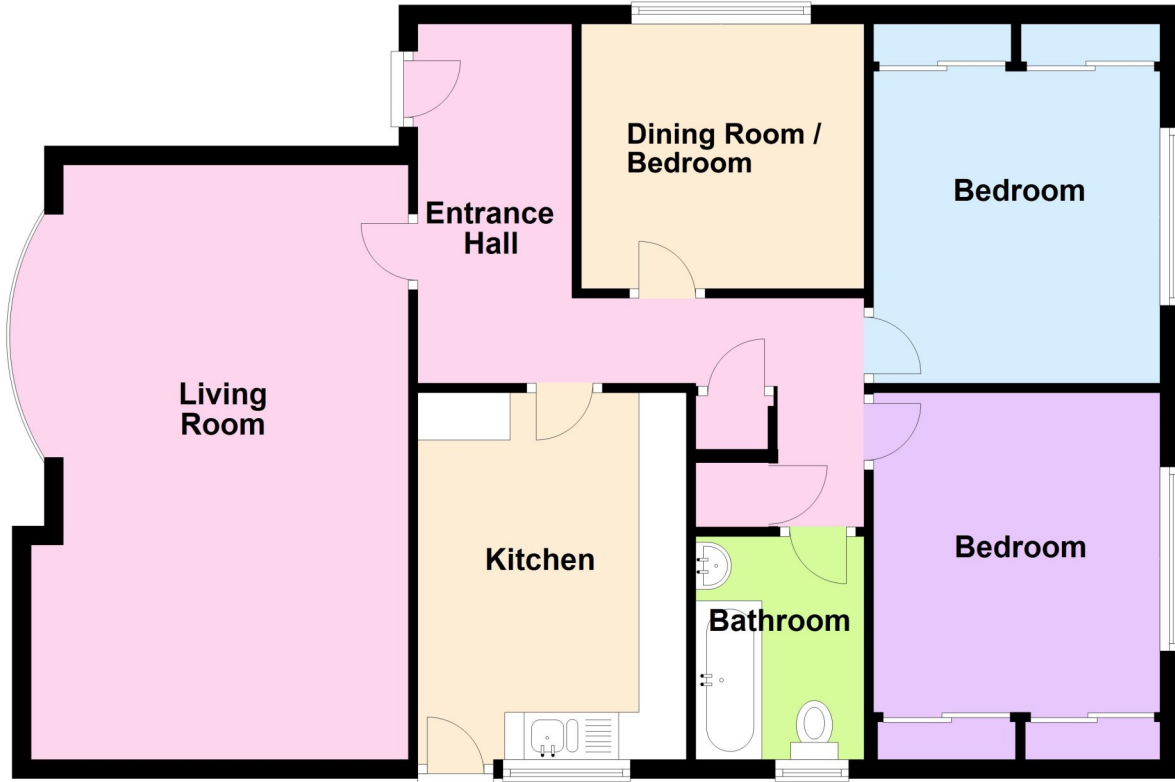
Offers Around £189,950

Viewing by appointment only through agents.

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Ground Floor



- Detached Family Bungalow.
- 3 Bedrooms. 1 Reception Room.
- Oil-Fired Central Heating.
- Modern fitted Kitchen Suite.
- Modern, contemporary Bathroom Suite.
- Oak matching internal four-panel doors, skirting and architraves throughout.
- uPVC 'Mahogany' framed, double-glazed windows and external doors.
- uPVC 'White' guttering, fascias, soffits and downspouts.
- Security lighting.
- Matching paved driveway, pathways and patios.
- Prominent corner site.
- Immaculately presented.

Energy Performance Certificate Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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Accommodation Comprises:

Ground Floor

Entrance Hall

Matching Ceramic Tiled Floor through to kitchen. Hot press. Cloaks cupboard. Electric cupboard. Single radiator. Access to roof space through 'Slingsby'-type ladder.

Living Room

6.29 x 3.99m (20'8" x 13'1") max.

Matching Sandstone fireplace surround, hearth and mantle. Feature bay window. Carpeted. Centre feature light. Single Radiator x1. Double Radiator x2.

Kitchen

3.86 x 2.85m (12'8" x 9'4")

An "oak" shaker-style kitchen suite comprising floor and eye level units and complimenting Formica worksurfaces. Stainless steel sink-and-a-half and drainer with matching mixer taps. Integrated 'Hotpoint' Electric oven. Integrated 'Nardi' ceramic halogen hobs. Stainless steel extractor unit and canopy. Integrated fridge and freezer. Space, plumbing and power for washing machine. Continuing ceramic tiling from hall. Feature glazed display cabinet. Under and in-cupboard vanity lighting. Fully tiled walls. uPVC clad ceiling with recessed spot lighting. Double radiator. External uPVC 'mahogany'-effect glazed back door.

Master Bedroom

3.24 x 2.97m (10'8" x 9'9") min.

Full height, sliding, mirrored wardrobes. Centre light. Carpeted. Single radiator.

Bedroom II

3.16 x 2.97m (10'4" x 9'9") min.

Full height, sliding, mirrored wardrobes. Centre light. Carpeted. Single radiator.

Bedroom III / Dining Room

3.00 x 2.80m (9'10" x 9'2")

Wooden flooring. Single radiator. Centre light.



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Bathroom

2.35 x 1.78m (7'9" x 5'10")

Contemporary, three-piece, white bathroom suite comprising: Bath with mid-positioned mixer taps, thermostatically controlled shower unit and glazed screen; Vanity Wash Hand Basin with mixer taps and storage; Low-Flush, Push Button W.C. Fully tiled walls and floors. Recessed spot lighting. Hands free illuminated mirror. Towel radiator.

Exterior

Front and Side **Gardens** laid principally in lawns.

Matching Paved walkways and pathways surrounding property.

Matching paved, two-car **driveway**.

Matching paved and fully fence-enclosed **rear gardens** and patios.

Oil-tank and gardens sheds enclosure, paved and stoned.

Brick boiler house.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		