

9 RATHLIN HEIGHTS CARRICKFERGUS BT38 8SF



Detached bungalow

Three bedrooms

Built in wardrobes in bedrooms two and three

19'5 x 13' lounge with feature fireplace & laminate flooring

Kitchen diner boasting beech shaker style units

Built in oven, hob and extractor

Conservatory off the kitchen with double doors to rear garden

White bathroom suite

Gas heating system, double glazing and pvc facias

Detached garage and driveway providing parking for three cars

Garden at the rear part laid to lawn

Cul de sac location approximately 1.5 miles from Carrickfergus town centre

No ongoing chain

Offers Around £182,950

Tenure: Freehold

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 | | 64 | 66 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Entrance Hall

Double glazed windows and door to front aspect, storage cupboard, radiator, laminate wood floor, door to lounge



Lounge

19'5 x 13'0

Double glazed window to front aspect, fireplace with wood surround and granite inset, laminate wood floor, radiator, door to

Hallway

Storage cupboard, access to roof space, radiator, laminate wood floor, doors to



Bedroom one

13'1 x 9'6

Double glazed window to side aspect, radiator



Bedroom two

9'11 x 9'9

Double glazed window to rear aspect, built-in wardrobe, radiator



Bedroom three

9'9 x 7'10

Double glazed window to side aspect, built-in wardrobe, radiator



Kitchen/Diner

14'6 x 9'9

Double glazed window and door leading to conservatory, range of high and low level shaker style units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven with four ring ceramic hob and stainless steel chimney style extractor fan over, plumbed for washing machine, radiator



Conservatory

12'6 x 9'3

Double glazed windows and double doors to rear garden



Bathroom

White suite comprising low flush WC, pedestal sink, enclosed bath with electric shower over



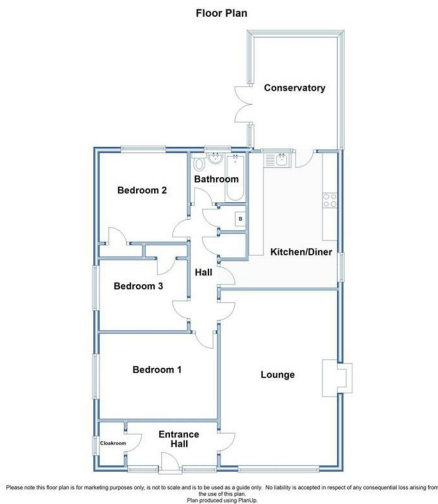
Gardens and Grounds

At the rear of the property there is a garden part laid to lawn part laid to pink stones with a range of flowers, shrubs and bushes

Garage

Detached garage with up and over door, power and light

Floor Plans



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: 18065886

Thinking of Selling?

A hand is shown from the bottom, holding a small, detailed model of a modern house with a garage and a 'SOLD' sign that features the UPS logo. The house and sign are resting on a small patch of white clouds.

Call us for a free valuation

 028 9336 5986

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

New to the market... details and measurements to follow shortly

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

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: 18065886

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: 18065886

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: 18065886

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: 18065886

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

