

**72 BROADLANDS
CARRICKFERGUS
BT38 7BL**



Welcome to 72 Broadlands in the sought after Broadlands area of Carrickfergus! This delightful detached bungalow offers a perfect blend of comfort and style, making it an ideal home for those seeking family accommodation, feature include...

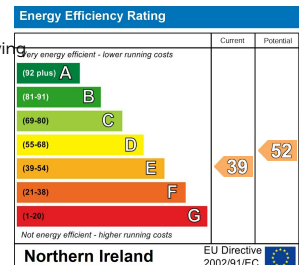
- Flexible accommodation
- Comprising four bedrooms/one reception or three bedrooms/two reception rooms
- Master bedroom boasts contemporary bedroom furniture
- En suite shower room off master bedroom
- All bedrooms are doubles
- Lounge incorporates a granite fireplace and bay window
- Superb range of modern kitchen units with granite worktops and Belfast sink
- Family bathroom with white suite encompassing spa style bath and modern tiling
- Double glazed windows in upvc frames, Upvc fascia
- Oil fired heating system
- Gardens at the rear enjoy a southerly aspect
- Driveway with parking for two cars
- Approximately 2 miles from Carrickfergus town centre
- Well appointed throughout, ideal for a family
- Viewing recommended

Don't miss out on the opportunity to make this superb bungalow your new home. Contact us today to arrange a viewing

Offers Around £234,995

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986



Entrance Hall

Double glazed door to front aspect, storage cupboard, airing cupboard, radiator, wood flooring. Doors to



Lounge

16'3 x 12'6

Double glazed Bay window to front aspect, fireplace with granite hearth and marble surround, radiator, laminate wood flooring



Kitchen

15'4 x 11'0 max

Double glazed window to rear aspect, door to rear garden, excellent range of white high and low level units with granite worktops, Belfast sink with mixer tap over and granite drainer, range style stainless steel extractor hood, glazed display cabinets, radiator



Bedroom one

12'4 x 11'4

Double glazed window to rear aspect, built-in bedroom furniture incorporating wardrobes and overhead storage, door to



En-suite/Shower room

Double glazed window to side aspect, white suite comprising low flush WC, floating sink and corner shower cubicle with shower over, PVC panelled walls, chrome heated towel rail, ceramic tiled flooring.



Bedroom two

13'2 x 9'8

Double glazed window to rear aspect, radiator, laminate wood flooring



Bedroom three

9'11 x 8'8

Double glazed window to rear aspect, radiator, laminate wood flooring



Dining room/Bedroom four

11'11 x 9'9

Double glazed window to front aspect, radiator, wood flooring



Bathroom

Double glazed window to rear aspect. White suite comprising of low flush WC, floating sink, tile enclosed spa style bath, chrome heated towel rail, fully tiled walls and flooring

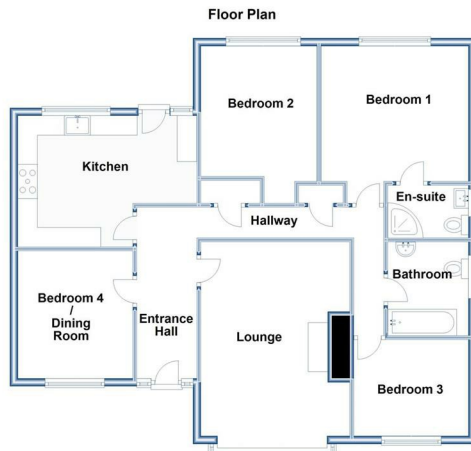


Gardens & Grounds

At the rear of the property there is an enclosed garden laid to lawn with a southerly aspect. At the front there is a garden in lawn with driveway to side.



Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.



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E:carrickfergus@ulsterpropertysales.co.uk



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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.

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