

## 7 ASHVALE PARK ISLANDMAGEE BT40 3TS



Semi detached house  
Three bedrooms  
Bedrooms one and two have built in wardrobes  
Kitchen diner incorporating contemporary grey shaker style units  
White bathroom suite with shower over bath  
Enclosed garden at the rear part laid to lawn  
Double glazed windows in pvc frames  
Oil fired heating system  
Cul de sac location  
Ideal first time buy  
Well presented throughout  
Viewing strongly recommended

### Offers Around £132,950

Tenure: Leasehold

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		57	68
(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 door to front aspect, radiator, laminate wood flooring



**Lounge**

12'4 x 10'11

Double glazed window to front aspect, fireplace with wood surround, radiator



**Kitchen**

12'3 x 9'4

Double glazed window to rear aspect, range of grey shaker style units with roll edge worktops, inset stainless steel 1.5 bowl sink and drainer with mixer tap over, built-in oven and four ring ceramic hob with extractor fan over, plumbed for washing machine and dishwasher, storage cupboard, radiator, ceramic tiled floor, hallway with door to rear garden

**Stairs & Landing**

Access to roof space



**Bedroom one**

12'5 x 8'10

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



**Bedroom two**

9'9 x 11'0

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

**Bedroom three**

9'3 x 8'0

Double glazed window to front aspect, radiator



**Bathroom**

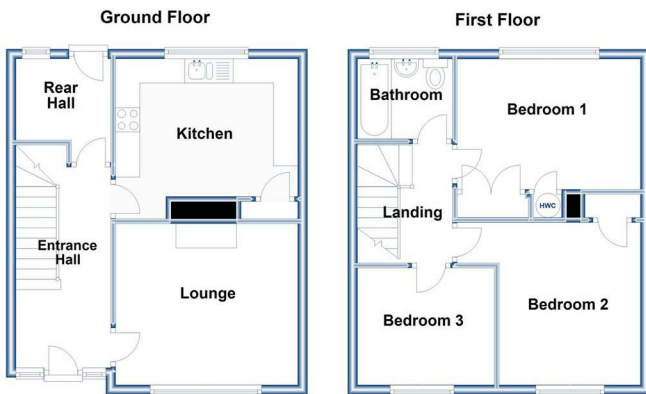
Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, enclosed bath with shower over, fully tiled walls, chrome heated towel rail, laminate wood flooring.



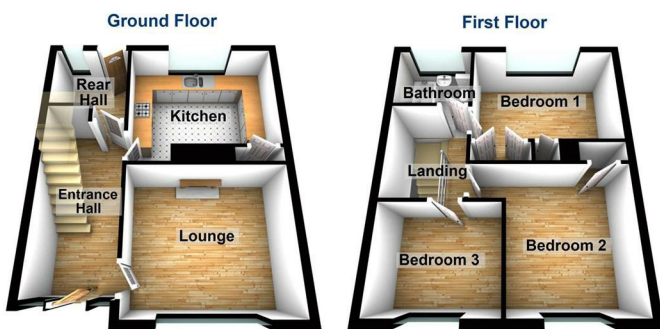
**Gardens & Grounds**

Fully enclosed part laid to lawn part laid to hard standing

**Floor Plans**



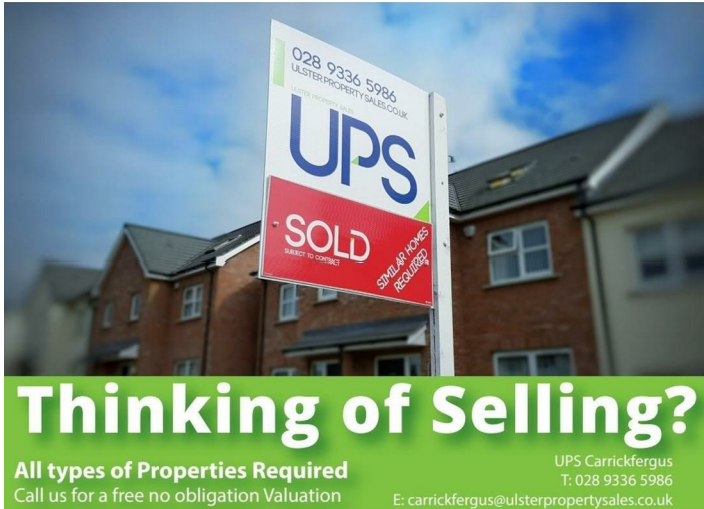
Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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.

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: 18095945**



New to the market... details, measurements and photos 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: 18095945**

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: 18095945**

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: 18095945**



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: 18095945**

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

