

## 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 £129,950

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**

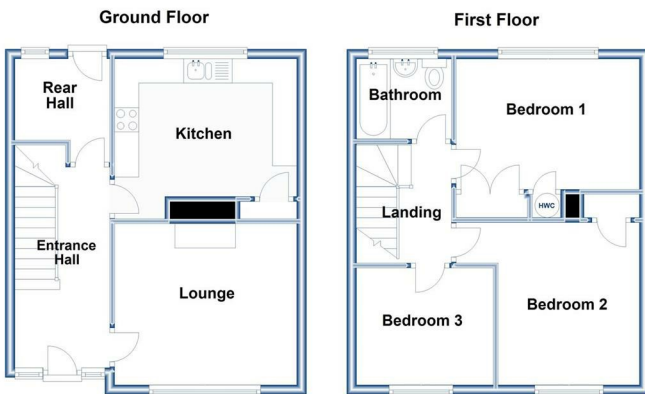
Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, enclosed bath with shower over, fully tiled walls, chrome heated towel rail, laminate wood flooring.



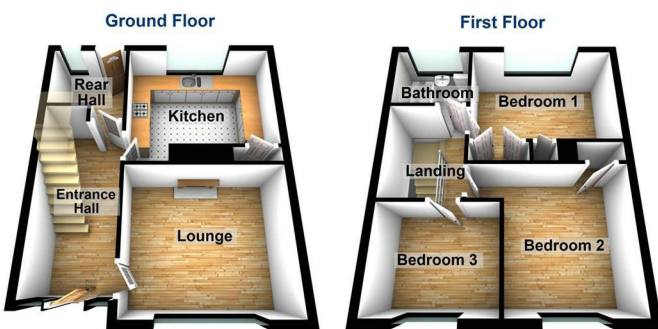
**Gardens & Grounds**

Fully enclosed part laid to lawn part laid to hard standing

**Floor Plans**



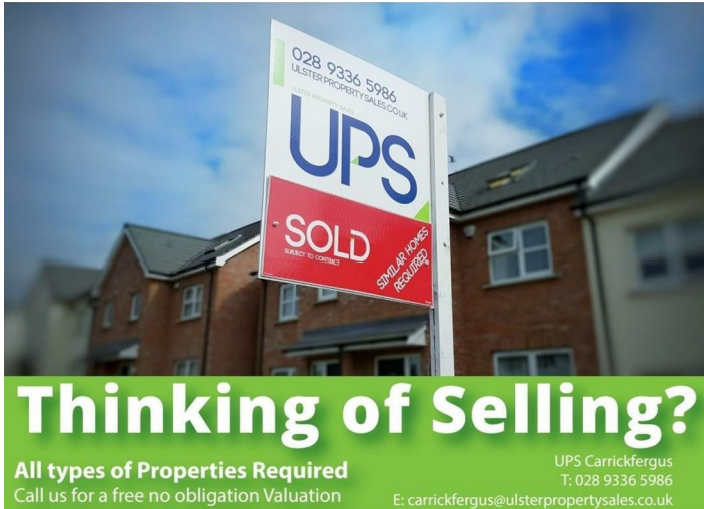
Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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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.

**REF: 18095945**



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

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VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterpropertysales.co.uk

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