

**5 CASTLEROCKLANDS  
CARRICKFERGUS  
BT38 8FY**



This property is well-presented throughout, making it ready for immediate move-in. A viewing is essential to fully appreciate the quality and features of this home.

- End terrace townhouse
- Three bedrooms
- master bedroom boasts ensuite with contemporary suite and tiling
- 174 x 131 lounge with archway to dining room
- Dining room boasts double doors to rear gardens
- Kitchen incorporating contemporary gloss handleless doors
- Built in oven, hob, extractor, fridge freezer and washing machine
- Family shower room with modern white suite and Duma style wall panels
- Double glazed windows in pvc frames
- Gas heating system
- Enclosed garden at the rear laid to pink stones and patio area
- Off road parking space
- Excellent sought after Castlerocklands location
- Approximately 0.5 miles from Carrickfergus town centre and seafront
- Well presented throughout
- Viewing essential

**Offers Around £189,950**

**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		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### **ENTRANCE PORCH**

Double glazed door, storage cupboard, radiator, ceramic tiled flooring.

### **ENTRANCE HALL**

Radiator, solid wood flooring.

### **LOUNGE**

17'4" x 13'0"

Double glazed window to front aspect, fireplace with feature surround and cast iron in set tiled hearth, radiator, laminate wood flooring, archway to dining room.

### **DINING ROOM**

9'11" x 8'0"

Double glazed double doors to rear garden, radiator, solid wood flooring.

### **KITCHEN**

9'10" x 7'9"

Double glazed stable door to rear aspect, excellent range of contrasting high gloss high and low level handleless doors with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, Integrated fridge freezer, washing machine, and oven with four ring hob, stainless steel chimney style extractor

### **STAIRS AND LANDING**

Access to loftspace, doors to:

### **BEDROOM ONE**

10'9" x 9'5"

Double glazed window to rear aspect, radiator, door to en-suite

### **EN-SUITE**

Low flush WC, wash hand basin with vanity unit under, shower cubicle with drencher style shower over, chrome heated towel rail, Duma style tiled wall

### **BEDROOM TWO**

10'6" x 9'2"

Double glazed window to front aspect, radiator.

### **BEDROOM THREE**

8'1" x 6'9"

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

### **BATHROOM**

Double glazed window to rear aspect, white suite comprising low flush WC, wash hand basin with vanity unit under, shower cubicle with contemporary black framed shower screen and drencher style shower over, heated towel rail, duma style fully tiled walls and flooring

### **GARDENS**

At the rear there is a garden part laid to patio, part stones, outside tap and light. At the front there is a driveway.

### **Floor Plans**

THINKING OF SELLING ?

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: 18111177**

ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION VALUATION

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

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