

27 NORTH ROAD CARRICKFERGUS BT38 8LP



Impressive detached house constructed in 2021
 Three spacious double bedrooms
 Master bedroom boasts ensuite shower room
 Double doors leading from both bedrooms one & two onto shared balcony
 Balcony boasts a glass balustrade and an excellent southerly aspect
 Views from Balcony across Carrickfergus golf course and mature grounds
 26' x 22' lounge open plan to dining area and family area
 Feature contemporary bifold doors leading to raised sun terrace
 Cast iron stove, tiling throughout ground floor and downstairs Wc
 Modern kitchen units with handleless doors, breakfast bar & glass upstand
 Granite worktops with contemporary right angled granite gables
 White bathroom suite incorporating floating sink and separate shower cubicle
 Gas heating system and double glazing
 Fully enclosed garden laid to artificial grass and boasting a southerly aspect
 Parking for two cars at the front
 Envious location accessed via a lane off the main North Road overlooking Carrickfergus golf Club
 Superb throughout, one of two unique homes
 Viewing essential

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £314,950

Tenure: Freehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

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PRS Property Redress Scheme

OFT Approved code

This impressive detached house, constructed in 2021, offers modern living at its finest. Boasting three spacious double bedrooms, the master suite includes an ensuite shower room for added luxury. Bedrooms one and two feature double doors that open onto a shared balcony, which is enhanced by a sleek glass balustrade and enjoys an excellent southerly aspect with stunning views across Carrickfergus Golf Course and the mature surrounding grounds. The heart of the home is the expansive 26' x 22' lounge, seamlessly open to the dining and family areas. A set of contemporary bifold doors lead out to a raised sun terrace, perfect for enjoying outdoor living. The ground floor is elegantly tiled throughout, including a cast iron stove and a convenient downstairs WC. The modern kitchen features sleek handleless units, a breakfast bar, and glass upstand, all complemented by granite worktops with right-angled granite gables. The main bathroom is fitted with a white suite, including a floating sink and a separate shower cubicle. Additional features include a gas heating system, double glazing, and a fully enclosed garden laid with artificial grass, also benefiting from a southerly aspect. The property offers parking for two cars at the front and is set in an enviable location, accessed via a lane off the main North Road, overlooking Carrickfergus Golf Club. This superb home is one of two unique properties in the area, and viewing is essential to truly appreciate its quality and charm.

Entrance Hall

Storage cupboard, tiled flooring, doors to

WC

Double glazed window to front aspect, white suite comprising low flush WC, floating sink, tiled floor



Lounge/Dining

26'5 x 22'22

Lounge open plan to dining area, double glazed window to rear aspect, double glazed bi-fold doors opening onto rear sun patio, fireplace incorporating cast iron stove and granite hearth, tiled flooring, radiators, door to kitchen



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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Kitchen

12'9 x 11'4

Double glazed window to front aspect, excellent range of contemporary handleless high and low level units with granite worktops and glass upstands, integrated oven and ceramic hob with concealed extractor over, breakfast bar incorporating a granite worktop and right angled granite gable, inset stainless steel sink with mixer tap over, tiled flooring



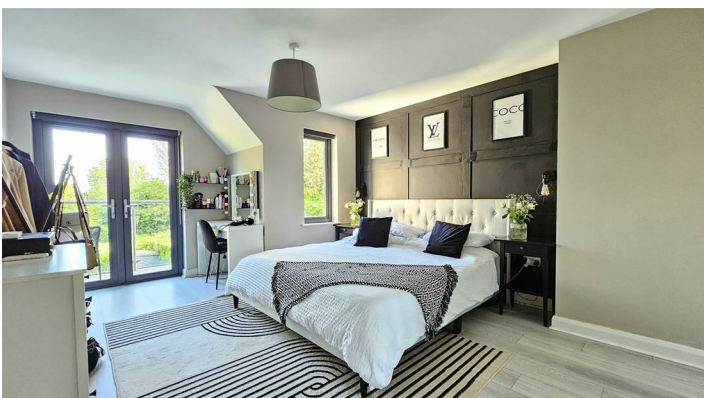
Stairs & Landing

Doors to

Bedroom One

16'6 max x 12'3

Double glazed window to rear aspect, double glazed double doors to balcony, radiator, laminate wood floor, door to en-suite



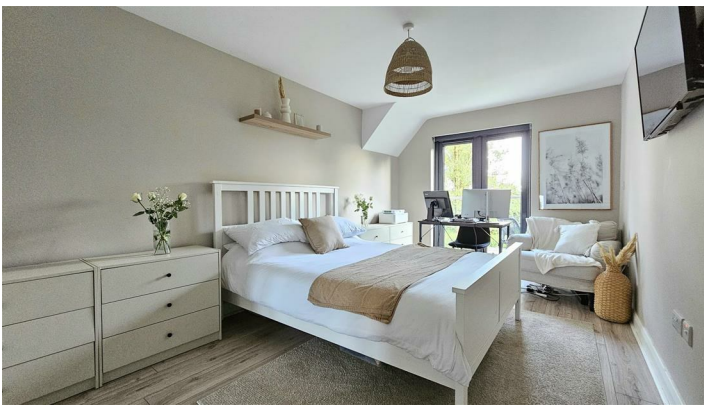
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En-Suite

Double glazed window to side aspect, white suite comprising low flush WC, floating sink with vanity unit under, shower cubicle and chrome heated towel rail, ceramic tiled floor



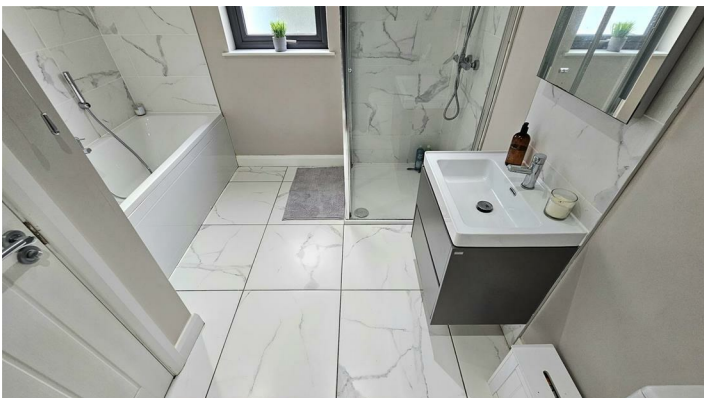
Bedroom Two

16'6 x 9'6
Double glazed double doors leading to balcony, radiator, laminate wood floor



Bedroom Three

12'8 x 11'4
Double glazed window to front aspect, radiator, laminate wood floor



Bathroom

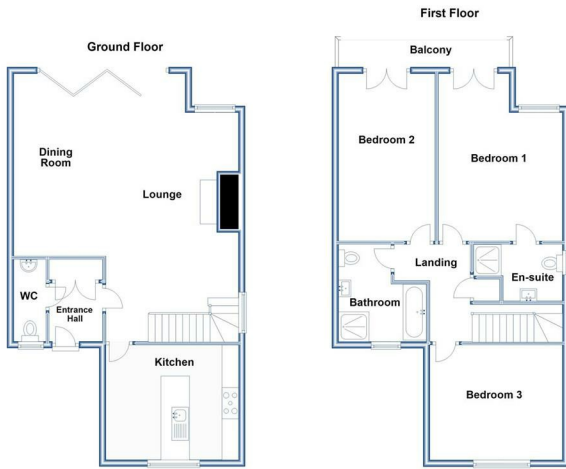
Double glazed window to front aspect, white suite comprising low flush WC, floating sink with vanity unit under, enclosed bath and separate shower cubicle, chrome heated towel rail, ceramic tiled floor

Garden & Grounds

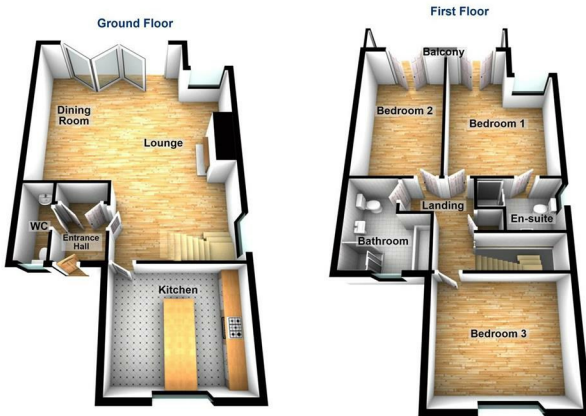
At the rear there is a fully enclosed garden enjoying a southerly aspect laid to artificial grass with a raised sun patio. At the front there is a driveway



Floor Plans



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