

## 38 PROSPECT DOWNS CARRICKFERGUS BT38 8QP



Red brick semi detach bungalow  
Three bedrooms  
Built in wardrobes in bedrooms one and two  
17'7 x 11'8 lounge with feature cast iron inset fireplace  
Kitchen boasting contemporary handleless doors  
Built in oven, hob, extractor and dishwasher  
White bathroom suite with separate shower cubicle and full tiling  
Solid wood flooring through entrance hall, lounge and bedrooms  
Double glazed windows and pvc fascias  
Oil fired heating  
Enclosed rear garden with a westerly aspect  
Detached garage and driveway with parking for four cars  
Well presented throughout  
Ideal as a downsize  
No ongoing chain

### Offers Around £174,950

Tenure: Freehold

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		61	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, airing cupboard, radiator, solid wood flooring



### Lounge

17'7 x 11'8

Double glazed window to front aspect, fireplace with wood surround, cast iron inset and tiled hearth, solid wood floor, radiator



### Kitchen

14'4 x 9'9

Double glazed window to rear aspect, range of modern handleless low level units with wooden worktops, inset sink with mixer tap over, built in stainless steel oven and four ring ceramic hob with stainless steel chimney style extractor over, integrated dishwasher, radiator, laminate wood flooring



### Bedroom one

12'7 x 9'9

Double glazed window to front aspect, built in wardrobe, radiator, solid wood flooring





**Bedroom two**

13'8 x 9'0

Double glazed window to rear aspect, radiator, built in wardrobe, solid wood flooring



**Bedroom three**

9'9 x 6'10

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



**Bathroom**

Double glazed window to side aspect, white suite comprising low flush Wc, floating wash hand basin with vanity unit under and enclosed bath, separate shower cubicle with electric shower over, chrome heated towel rail, ceramic tiled floor



**Gardens & grounds**

At the rear there is a garden part laid to lawn part laid to patio with outside tap and light, whilst at the front a garden laid to lawn and driveway

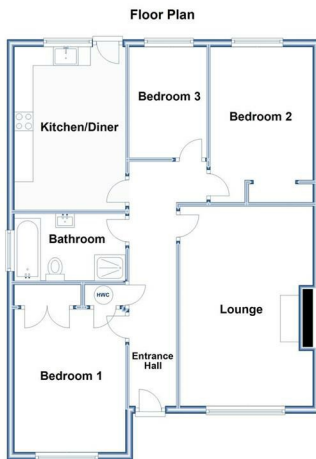


### Garage

19'9 x 12'2

Overhead storage, roller door power and light

### Floor plans



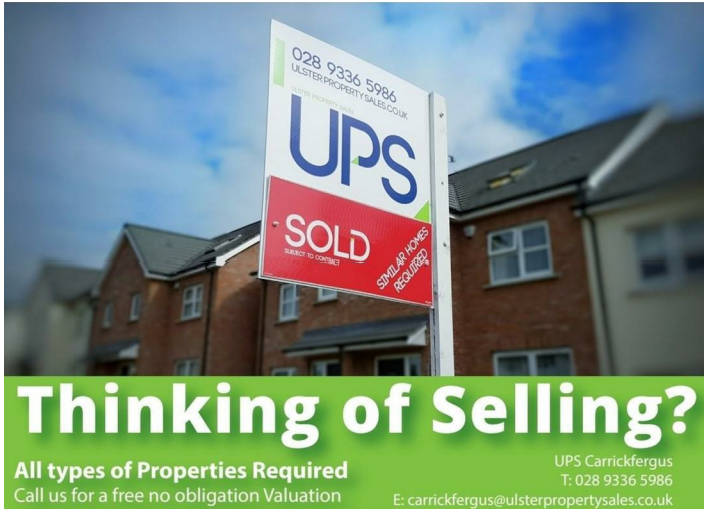
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Plan produced using PlanUp.



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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: 18137871



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UPS CARRICKFERGUS  
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E:carrickfergus@ulsterpropertysales.co.uk

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