

22 SUNNYLANDS GROVE CARRICKFERGUS BT38 8JH



First floor apartment
Two double bedrooms
14'6 x 11'3 lounge
Separate kitchen wit white units
Shower room incorporating white suite
Double glazed windows in upvc frames & gas heating system
Security entry phone
Matching laminate flooring through lounge, entrance hall and bedrooms
Views from living room over open green
Convenient to Carrickfergus town centre and transport links
No on going chain
Ideal first time buy or investment property

Offers Around £74,995

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		78	78
(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	

Entrance Hall

Security entry phone, radiator, laminate wood flooring, door to storage cupboard



Lounge

14'6 x 11'3

Double glazed window to front aspect, radiator, laminate wood floor, door to kitchen



Kitchen

8'10 x 8'3

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built-in oven and four ring Hob with extractor fan over, radiator, ceramic tiled floor, plumbed for washing machine





Bedroom 1

11'9 x 10'9

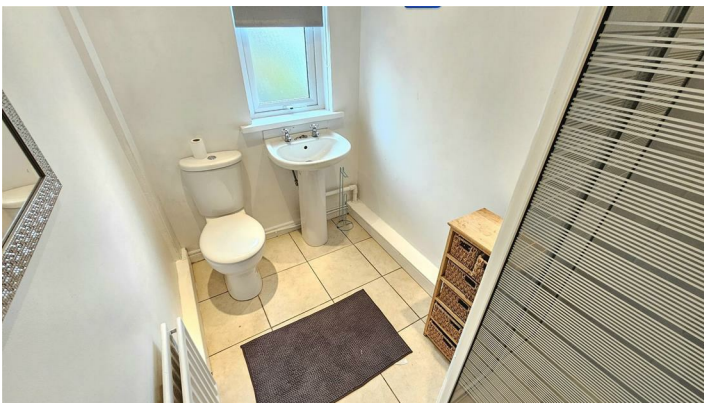
Double glazed window to front aspect, built-in wardrobe incorporating gas boiler, radiator, laminate wood flooring



Bedroom Two

10'8 x 8'4

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



Shower Room

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and shower cubicle with shower over, radiator, ceramic tiled floor

Floor Plans

Floor Plan



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.

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