

## 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

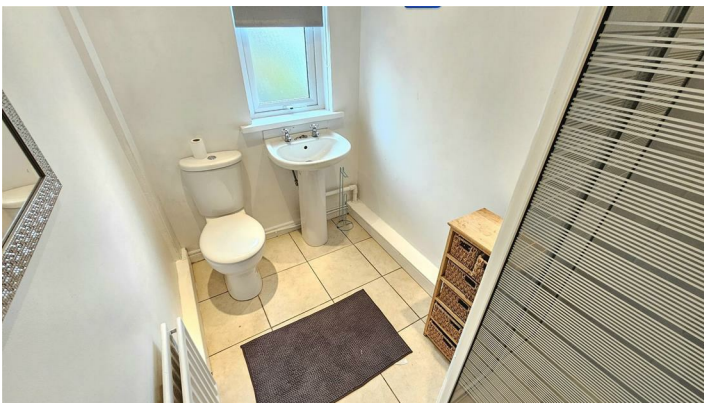
Double glazed window to front aspect, built-in wardrobe incorporating gas boiler, radiator, laminate wood flooring



**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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