

23 WESTMOUNT AVENUE CARRICKFERGUS BT38 8DQ



End terrace house

Three bedrooms

14'11 x 13'3 lounge with laminate wood flooring

Kitchen open plan to dining area

Range of Oak shaker style high and low level units

Shower room incorporating white suite and fully tiled walls and flooring

Double glazed windows in pvc frames & gas heating system

Recently updated external Pvc cladding

Enclosed gardens at the rear part laid to lawn

Convenient to Carrickfergus town centre and transport links

Well presented throughout

Ideal as a first time buy

No ongoing chain, early completion available

Offers Around £119,950

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

...

This well-presented end-terrace house is an ideal choice for first-time buyers and offers a comfortable and practical living space in a convenient location. The property features three bedrooms, and a spacious 14'11" x 13'3" lounge, which is fitted with laminate wood flooring, giving it a modern and easy-to-maintain finish. The kitchen is open plan to the dining area, creating a sociable space for dining or entertaining guests boasting a range of oak shaker-style high and low-level units. The shower room on the first floor is fitted with a white suite and features fully tiled walls and flooring, providing a clean, fresh feel. Benefits include double-glazed windows in PVC frames and a gas heating system, ensuring it stays warm and energy-efficient throughout the year. Externally there is an enclosed rear garden is part laid to lawn and recently updated external PVC cladding adding to the property's overall curb appeal. Located conveniently close to Carrickfergus town centre and transport links, this home is ideal for those looking for easy access to local amenities and commuting routes. With no ongoing chain and early completion available, we would encourage potential purchasers to arrange a viewing today to see all that this home has to offer.

Entrance Porch

Double glazed door to front aspect, double doors to



Lounge

13'3 x 11'4

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



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: 16870544



Kitchen/Diner

18'0 x 8'3

Double glazed windows to rear aspect, double glazed door to rear garden, range of oak shaker style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, chimney style extractor fan, radiator, ceramic tiled floor, open plan to dining area



Stairs and Landing

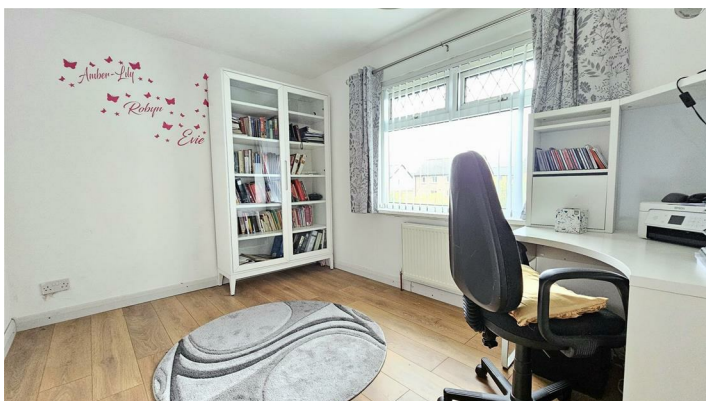
Doors to



Bedroom One

13'6 x 8'10

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



Bedroom Two

11'9 x 8'5

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

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Bedroom Three

9'6 x 9'1

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



Shower Room

Double glazed window to rear aspect, white suite comprising low flush WC, wash hand basin set on vanity unit, shower cubicle, radiator, fully tiled walls and matching tiled flooring



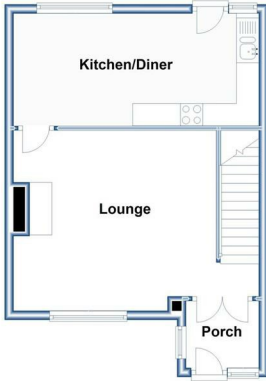
Grounds and Gardens

At the rear there is an enclosed garden part laid to lawn, brick built shed

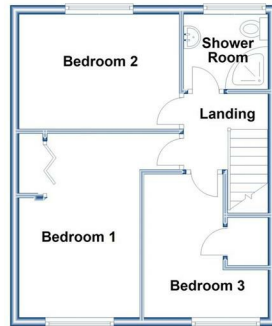


Floor Plans

Ground Floor

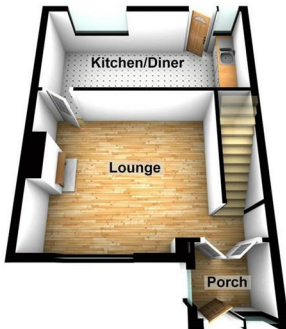


First Floor



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.

Ground Floor



First Floor



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