

15 Broadlands Drive, Carrickfergus, BT38 7DJ



- **Impressive Detached Double Fronted Family Villa**
- **6 Bedrooms**
- **4 Receptions**
- **Rustic Style Pine Fitted Kitchen**
- **Modern White Bathroom Suite**
- **Separate Utility**
- **Superb Sun Lounge**
- **Detached Double Garage with Power and Light**
- **Highly Sought After Convenient Location**
- **No Onward Chain**



Offers In The Region Of £389,950

Positioned on a prime site in a quiet cul de sac within the highly regarded Broadlands Development, just off Prince Andrew Way. This superb double fronted detached family villa is beautifully presented throughout with a well planned living layout over 3 floors, enjoying 4 reception rooms to include the superb sun lounge and separate dining room, Rustic style, pine fitted kitchen, separate utility and furnished cloakroom, 6 well proportioned bedrooms and a first floor modern bathroom suite and master bedroom with ensuite shower room. Externally, this property enjoys a well maintained lawn to front with an extensive driveway to side leading to detached double garage and private enclosed garden to rear. An early viewing is highly recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Hard wood front door with matching side screens into spacious well presented entrance hall with tiled floor. Under stairs storage.

LOUNGE 17'4" x 11'1"

Attractive feature sandstone fireplace. Dual window aspect.

FAMILY ROOM 15'1" x 11'1"

Quality exposed hard wood flooring. Dual window aspect.

RUSTIC PINE FITTED KITCHEN 14'1" x 9'2"

Equipped with a comprehensive range of high and low level pine fitted units with contrasting work surfaces. One and a half bowl ceramic sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; oven, separate four ring gas hob, overhead extractor fan housed in matching canopy and fridge freezer. Glass display cabinets. Breakfast bar seating area. Tiled floor. Part tiled walls.



UTILITY 9'2" x 7'2"

Equipped with a range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated dishwasher. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Part tiled walls. PVC double glazed door to rear.

FURNISHED CLOAKROOM

Comprising wall mounted corner wash hand basin with mixer taps and a low flush WC. Tiled floor. Part tiled walls.

DINING 11'5" x 11'1"

Quality exposed hard wood flooring. Dual window aspect. Wood French doors into:

SUPERB SUNLOUNGE 10'9" x 10'2"

Double glazed sun lounge with quality exposed hard wood flooring. PVC double glazed door to rear.

FIRST FLOOR

Spacious landing with hot press cupboard.

BEDROOM 1 14'5" x 11'1"

Dual window aspect.

LUXURY ENSUITE SHOWER ROOM

Comprising quarter rounded shower cubicle with electric shower unit, pedestal wash hand basin and a low flush WC. Tiled floor. Part tiled walls.



BEDROOM 2 12'9" x 11'1"

Quality laminate flooring. Dual window aspect. Plumbed for a Jack and Jill style WC connecting to bedroom 3

BEDROOM 3 12'9" x 10'9"

Quality polished laminate flooring. Plumbed for a Jack and Jill style WC connecting to bedroom 2.

BEDROOM 4 11'1" x 9'2"

Presently used as dressing room. Quality laminate flooring. Dual window aspect.

MODERN WHITE BATHROOM SUITE

Comprising free standing double ended panel bath with telephone hand shower attachment, pedestal wash hand basin and a low flush WC. Laminate flooring. Part tiled walls.



SECOND FLOOR

Storage into eaves.

BEDROOM 5 13'5" x 10'9"

Velux window. Storage into eaves.

BEDROOM 6 17'0" x 13'5"

Presently used as play room. Quality laminate flooring. Velux window. Storage into eaves.

OUTSIDE

Neat well maintained garden to front, laid in lawn with large block paved driveway to side with ample space for a variety of vehicles.

Private enclosed garden to rear, screened by perimeter hedgerow. Laid in lawn with paved walkways and patio area.

DETACHED DOUBLE GARAGE (21'3" x 20'11") Two electric roller shutter doors. Equipped with power and lights.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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