

**Thinking of Selling?**

All types of Properties Required

UPS Carrickfergus  
T: 028 9336 5986

## 12 COPPERWOOD CLOSE

Carrickfergus BT38 9ET

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	44	52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Price £155,000**

# 12 Copperwood Close

, Carrickfergus, BT38 9ET



## Entrance hall

Double glazed window and door to front aspect, storage cupboard, radiator, wood flooring, doors leading to.

## Lounge

16'10 x 11'8 (5.13m x 3.56m)

Double glazed window to front aspect, fire place with wood surround, inset and matching hearth, radiator, wood flooring.

## Kitchen/Diner

14'11 x 11'7 (4.55m x 3.53m )

Double glazed window to rear aspect, range of enclosed bath, separate shower cubicle, airing cupboard, chrome heated towel rail, tiled flooring. high and low level units with roll edge work tops, breakfast bar, inset 1.5 bowl sink and drainer with mixer tap over, built in stainless steel oven with four ring hob with extractor fan over, integrated fridge, radiator, tiled flooring.

## Utility room

7'8 x 5'10 (2.34m x 1.78m )

Double glazed window and door to rear aspect, work top, inset stainless steel sink, plumbed for washing machine, tiled floor.

## Bedroom 3

11'3 x 9'4 (3.43m x 2.84m)

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

## Bedroom 4/ Dining room

11'1 x 9'5 (3.38m x 2.87m)

Double glazed window to front aspect, radiator, wood floor.

## Bathroom

Double glazed window to side aspect, white suite comprising, low flush Wc, pedestal sink, of enclosed bath, separate shower cubicle, airing cupboard, chrome heated towel rail, tiled flooring.

## Stairs & Landing

Access to loft space, storage cupboard, doors leaving to.

## Bedroom 1

17'11 x 11'9 (5.46m x 3.58m)

Velux window to rear aspect, radiator, laminated wood flooring.

## Bedroom 2

17'11 x 8'7 (5.46m x 2.62m)

Double glazed window to side aspect, built in wardrobe with matching built in drawers, radiator.

## Shower room

Velux window to rear aspect, white suite comprising, low flush Wc, pedestal sink, shower cubicle electric shower, radiator.

## Grounds and garden

At the rear of the property there is a garden and two off road parking spaces.

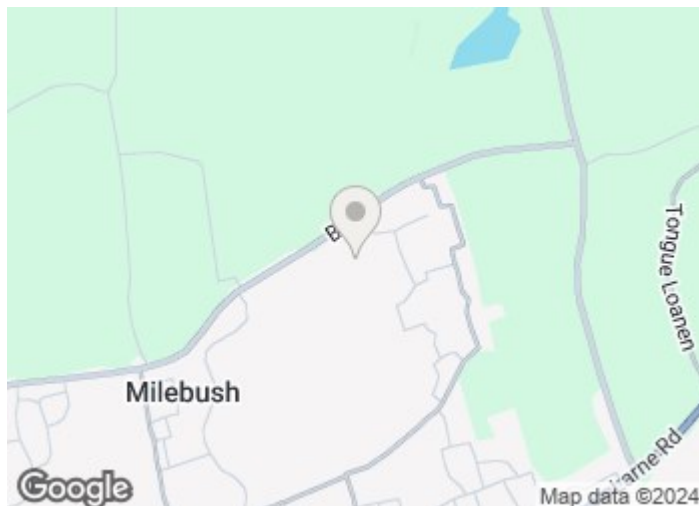
## Floor plans

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION  
VALUATION

UPS CARRICKFERGUS

T: 028 93365986

E:carrickfergus@ulsterpropertysales.co.uk



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

