

**12 COPPERWOOD CLOSE
CARRICKFERGUS
BT38 9ET**



- Semi detached house
- Flexible accommodation
- 3/4 bedrooms, 1/2 reception rooms
- 16'10 11'8 lounge with feature fireplace
- Kitchen incorporating a breakfast bar, oven, hob, fridge and dishwasher
- Utility room
- Ground floor bathroom with a separate shower cubicle
- First floor shower room
- Gardens at the rear and driveway for two parking spaces
- Mostly double glazed and oil fired heating
- In need of updating, viewings invited from parties with a large deposit

The lease is for a term of 10,000 years from 1 March 1990 at a yearly ground rent of £35.00. There are 9966 years left to run on the lease.

PUBLIC NOTICE

12 Copperwood Close, Carrickfergus, BT38 9ET

We are acting in the sale of the above property and have received an offer of £150,000.00

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
EPC Rating: 44/52

Price £150,000

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			
(39-54) E		44	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance hall

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

Lounge

16'10 x 11'8

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

Double glazed window to rear aspect, range of 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

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

Window to rear aspect, radiator, wood flooring.

Bedroom 4/ Dining room

11'1 x 9'5

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



Bathroom

Double glazed window to side aspect, white suite comprising, low flush Wc, pedestal sink, 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

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

Bedroom 2

17'11 x 8'7

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

Shower room

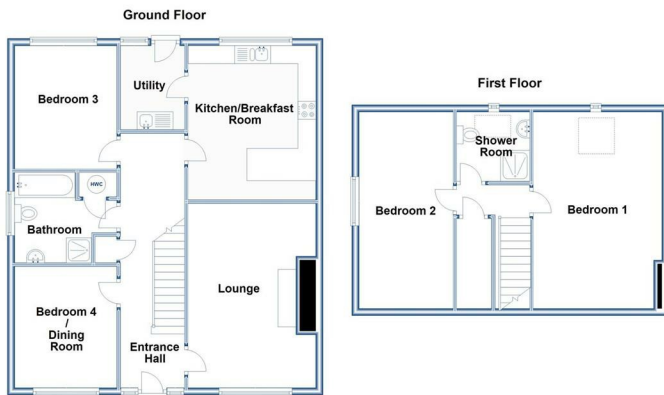
Velux window to rear aspect, white suite comprising, low flush Wc, pedestal sink, shower cubicle electric shower, radiator.



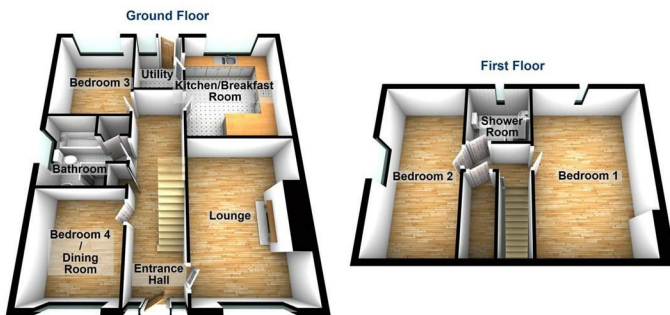
Grounds and garden

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

Floor plans



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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ALL TYPES OF PROPERTIES REQUIRED
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VALUATION

UPS CARRICKFERGUS

T: 028 93365986

E:carrickfergus@ulsterpropertysales.co.uk

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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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