

## 1 ROSE GARDENS CARRICKFERGUS BT38 8FD



Substantial detached house  
Flexible accommodation over two floors  
Five / six bedrooms and three reception rooms  
Master bedroom boasts an en suite shower room  
28' lounge with bay window  
24'7 x 17'11 family room / games room  
Family room open plan to conservatory with double doors to rear garden  
Kitchen diner boasting an extensive range of contemporary shaker style units  
Matching breakfast bar and built in appliances  
Family bathroom on ground floor incorporating a separate shower cubicle  
Gardens at the rear laid to lawn with a patio area boasting a westerly aspect  
Driveway at the front providing off road parking for 4/5 cars  
Gas heating system and upvc double glazed windows & fascias  
Conveniently located approximately 0.5 miles from Carrickfergus town centre  
Transport links and seafront within 0.75 mile  
Superb Family accommodation  
Viewing essential

### Offers Around £339,950

**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	75	75
(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

Double glazed door to front aspect, storage cupboard, radiator, ceramic tiled floor, doors to.



### Lounge

28'5 x 12'2

Double glazed windows to front aspect incorporating bay window, inset remote control electric fire with granite hearth.



### Games Room

24'7 x 17'11

Double glazed bay window to front aspect, built in bar, radiator, laminated wood floor, open plan to conservatory.







### Conservatory

14'2 x 11'0

Double glazed window to rear and side aspect, double glazed double doors leading to rear garden, radiator, laminated tile floor.



### Kitchen

20'10 x 12'3 max

Double glazed windows to rear aspect, double glazed door to rear garden, excellent range of high and low level shaker style units with contrasting work tops, inset stainless steel sink with mixer tap over, matching island style breakfast bar with storage under. Built in dishwasher, microwave oven and stainless steel chimney style extractor fan, radiator, tiled flooring



### Bedroom 3

12'3 x 11'6

Double glazed window to front aspect, fitted mirror slide robes, radiator.



#### Bedroom 4

11'6 x 8'9

Double glazed window to rear aspect, built in mirrored slide robes, radiator.



#### Downstairs Bathroom

Inset spotlights, double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, enclosed bath, separate shower cubicle, chrome heated towel rail x 2, fully tiled walls, ceramic tiled floor.

#### Stairs and landing

Velux windows to rear aspect, doors to



#### Bedroom 1

13'4 x 13'0

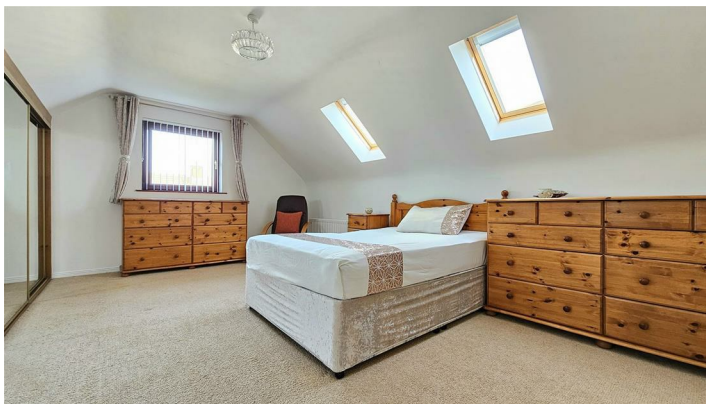
Double glazed window to side aspect, fitted mirrored slide robes, radiator, door to on suite.





### En suite

Velux window to front aspect, white suite comprising, low flush Wc, wash hand basin set on vanity unit, shower cubicle with thermostatically controlled shower over, chrome heated towel rail, fully tiled walls, laminated wood flooring.



### Bedroom 2

17'11 x 13'4

Double glazed window to side aspect, Velux window to front aspect, built in mirrored slide robes, radiator.



### Bedroom 6 / study

15'4 x 13'4

Velux window to front and rear aspect, radiator.



### Bedroom 5

6'9 x 9'5

Velux window to front aspect, built in wardrobe, radiator.

### Gardens and grounds

At the rear of the property there is a garden laid to lawn with a westerly aspect and bounded by mature trees and hedging. Patio area. At the front there is a garden in lawn and a driveway providing off road parking for 4/5 cars





## Floor plans



**Thinking of Selling?**

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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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