

30 Old Shore Court, Carrickfergus, BT38 8WN



PRICE Offers Over £169,950

Positioned within a quiet, established Cul-de-sac location, this well presented 3 storey townhouse enjoys excellent family accommodation with four well proportioned bedrooms, contemporary shaker style fitted kitchen, spacious lounge, 2nd floor modern white bathroom suite, first floor furnished cloak room, master bedroom with ensuite shower room and fourth bedroom with ensuite shower room. The property further benefits from an integral garage and private enclosed garden to rear. With a high level of interest anticipated. 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

- **Spacious Townhouse**
- **Four Well Proportioned Bedrooms**
- **One Reception**
- **Three Storeys**
- **Contemporary Shaker Style Fitted Kitchen**
- **Modern White Bathroom Suite**
- **First Floor Furnished Cloakroom**
- **Master Bedroom with Ensuite Shower Room**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Popular Convenient Residential Location**



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Tiled flooring. Hard wood door with glazed inset into:

SPACIOUS ENTRANCE HALL

Quality exposed hard wood flooring. Service door to integral garage. PVC Double glazed door to rear garden.

BEDROOM FOUR 11'1" x 10'2"

Quality exposed hard wood flooring.

LUXURY ENSUITE SHOWER ROOM

Comprising fully tiled, quadrant shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and tiled splashback, low flush WC. Tiled floor.



FIRST FLOOR

CONTEMPORARY KITCHEN AND CASUAL DINING 16'0" x 1

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory finish with contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring gas hob and stainless steel splashback. Overhead extractor fan housed in stainless steel canopy. Plumbed for dishwasher. Space for free standing fridge freezer. Part tiled walls. Tiled floor.

LOUNGE 19'1" x 15'10"

Attractive feature gas fireplace with pine surround and granite hearth. Dual window aspect. Quality laminate flooring.

LUXURY BATHROOM SUITE

Comprising pedestal wash hand basin and button flush WC. Tiled walls. Tiled floor.



SECOND FLOOR LANDING

Access to loft space. Storage cupboard.

BEDROOM 1 16'0" x 15'3"

Double glazed window to front aspect.

DELUXE ENSUITE SHOWER ROOM

Comprising PVC Panelled quadrant shower cubicle with electric shower unit, Pedestal wash hand basin with monobloc tap and tiled splashback, and button flush WC. Tiled flooring.

BEDROOM 2 10'5" x 7'10"

BEDROOM 3 10'5" x 7'8"

MODERN WHITE BATHROOM SUITE

Comprising panel bath with hand shower attachment, pedestal wash hand basin with monobloc tap and tiled splashback, and button flush WC. Part tiled walls. Tiled Floor.



OUTSIDE

Driveway to front for off-street parking with paved walkway leading to front door.

Private enclosed hard landscaped garden to rear, screened by perimeter fence with paved patio and walkways.

INTEGRAL GARAGE

15'8" x 11'3" (4.78 x 3.43)

Equipped with low level storage units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Up and Over Door.

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		
(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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