

## 5 Collin Heights, Carrickfergus, BT38 8NU



- Superb Semi-Detached Property
- 3 Bedrooms
- 1+ Receptions
- Contemporary Fitted Kitchen With Contrasting Worksurfaces
- Deluxe Family Bathroom Suite
- Furnished Ground-Floor Cloakroom
- Popular, Convenient Location
- PVC Double Glazed
- Gas Fired Central Heating

**PRICE Offers Over £164,950**

*Positioned in a highly regarded residential location within close proximity to a host of local amenities, schools & leisure facilities. This well-presented 3 bedroom semi-detached property comprises a modern fitted kitchen with dining aspect, a deluxe family bathroom suite and three well-proportioned bedrooms. Externally, the property benefits from a driveway to side, a private enclosed rear garden with patio decked area and a detached garage. Suited to a variety of purchasers, early viewing is advised to avoid disappointment.*

**> Sales > New Homes > Commercial > Rentals >**

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

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

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



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed door with featured inset & twin panels, tiled floor extending to:

#### FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with monobloc tap, button flush W.C.



#### LOUNGE 16'9" x 12'4"

(At widest points) Quality wooden flooring, feature inglenook style fireplace with granite hearth & wooden mantle with log burner inset. Dual window aspect.

#### MODERN KITCHEN WITH DINING ASPECT 18'10" x 10'9"

Modern fitted kitchen with contrasting work surfaces equipped with a comprehensive range of high & low level units with matching breakfast bar, quality wooden flooring, recessed spotlights, complementary wall-tiling, range style hob with stainless steel extractor fan over, integrated eye-level "Gorenje" oven & grill, integrated dishwasher, 1.5 stainless steel sink unit with hot water tap.



### FIRST FLOOR

#### DELUXE FAMILY BATHROOM SUITE

Comprising panelled bath with fixed shower screen & shower attachment, wall-mounted wash hand basin with monobloc tap, button flush W.C, large storage cupboard housing gas boiler, tiled floor, complementary wall-tiling, feature towel radiator, Velux window.

#### BEDROOM 3 7'9" x 7'5"

Feature wooden panelled walls.





**BEDROOM 2 10'11" x 10'9"**

**BEDROOM 1 14'2" x 10'8"**  
(Into eaves)



**DETACHED GARAGE 12'6" x 17'11"**

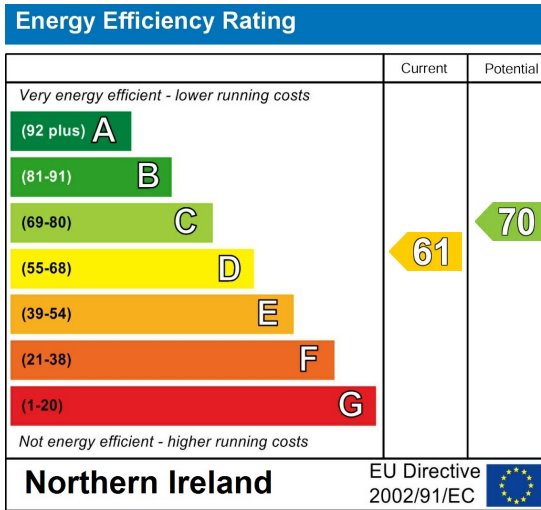
Roller shutter door, power & light, plumbed for washing machine.

**OUTSIDE**

Neat garden to front laid in lawn & stocked with a variety of mature shrubs with paved walkways.

Driveway suited to a variety of vehicles.

Private enclosed garden to rear laid in lawn & stocked with a variety of mature trees & shrubs, Gazebo style decked patio area suitable for evening entertaining. Screened for perimeter fence.



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

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