

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"

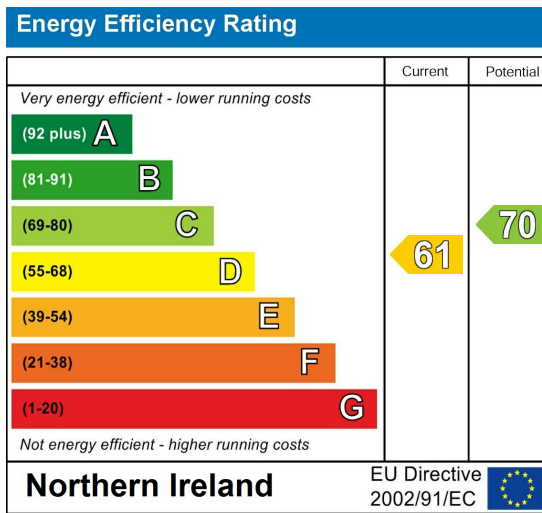
Roller shutter door, power & light, plumbed for washing machine.

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.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.