



## 22 Joymount, Carrickfergus, BT38 7DN

- Spacious, Period Town House Property
- Two Separate Reception Rooms
- Family Bathroom; Furnished Cloakroom
- Many Original Features Throughout
- Lough Views
- Four Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Garden
- Convenient Location

Offers Over £194,950

EPC Rating F



22 Joymount, Carrickfergus, BT38 7DN



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Composite front door with PVC double glazed side screen and fanlight over. Feature height ceiling with coving, continuing throughout majority of property. Glass panelled door, leading to:

#### ENTRANCE HALL

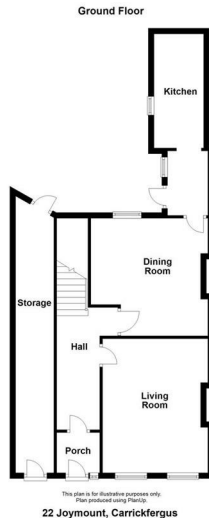
Wood laminate floor covering. Stairwell to upper floors.

#### LOUNGE 13'10" x 12'5"

Open fire in cast iron fireplace with tiled hearth and contrasting surround. Twin windows to front elevation. Wood laminate floor covering.

#### FAMILY ROOM 13'5" x 13'1" (wps)

Brick inglenook fireplace with cast iron, wood burning stove. Built in shelved storage. Access to under stairs storage. Wood laminate floor covering.



## KITCHEN WITH INFORMAL DINING AREA 23'11" x 5'6" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Tiled floor. PVC double glazed door to rear garden.

## FIRST FLOOR

### HALF LANDING

Stairwell to upper floors.

### FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC.

### LANDING

Stairwell to second floor.

### BEDROOM 1 22'1" x 14'0"

Open fire in cast iron fireplace with marble surround. Triple windows to front elevation, enjoying lough views. Wood laminate floor covering.

### BEDROOM 2 13'5" x 13'2" (wps)

Wood laminate floor covering.

## SECOND FLOOR

### LANDING

Access to roof space.

### BEDROOM 3 14'0" x 12'11"

Lough view. Wood laminate floor covering.

### BEDROOM 4 13'5" x 13'3" (wps)

Wood laminate floor covering.

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part panelling to walls. Access to built in store.

### EXTERNAL

Fully enclosed, low maintenance rear garden, finished in paved patio area and decorative stone.

External lighting.

Outside tap.

PVC oil storage tank.

Garden store.

Bin store.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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.



**Spacious, three storey, four bedroom/two reception, period town house property, enjoying lough views towards County Down, conveniently situated off Marine Highway, Carrickfergus.**

**The property comprises entrance hall, lounge, separate family room, kitchen, four well proportioned bedrooms, family bathroom, and separate furnished cloakroom.**

**Externally, the property enjoys enclosed, low maintenance rear garden, finished in paved patio areas and decorative stone.**

**Other attributes include oil heating, PVC double glazing, and many original features throughout.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>32</b>	<b>52</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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