

## 3 DE COURCY AVENUE

Carrickfergus BT38 7LJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	52	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £264,950**

# 3 De Courcy Avenue , Carrickfergus, BT38 7LJ



This red-brick detached house is located in the highly desirable Downshire area and offers spacious family living in a convenient, family focused neighborhood. It features four generous bedrooms, including a master with an ensuite shower room, and reception rooms including a lounge with a fireplace, and an open-plan family room also with a fireplace which flows into a dining area / sunroom. Double Oak doors link the kitchen and family areas and is well-equipped with walnut-style

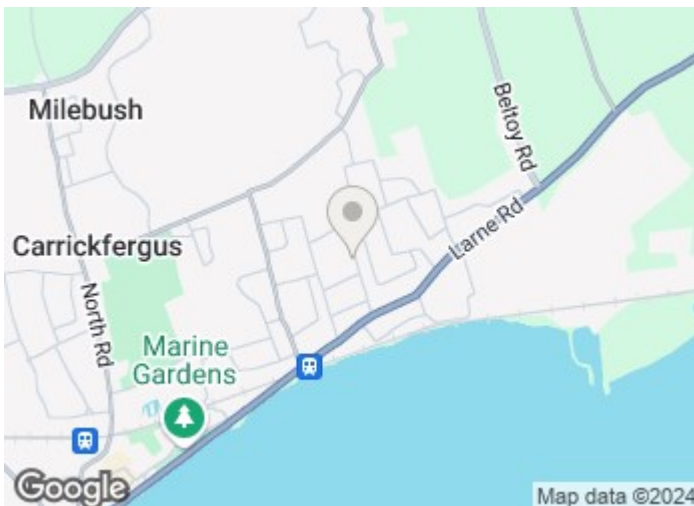
shaker units and built-in appliances. Additional features include a family bathroom, downstairs WC, oak internal doors, oil-fired heating, and UPVC double glazing. Outside, there is a rear garden, while the front driveway leads to a tandem-style garage extending to approximately 51 feet with a utility room at the rear. Close to transport, Downshire Beach, and the town centre, this home is ideal for families seeking both comfort and convenience.

With no onward chain, viewings are highly recommended.

New to the market... Further details, measurements to follow

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## Directions





# Floor Plan

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