

## 73 MOYARD GARDENS CARRICKFERGUS BT38 8XB



### Mid terrace house

Three bedrooms with built in wardrobes

En suite shower room off the master bedroom

Lounge with feature fireplace and double doors to kitchen diner

Open plan kitchen diner boasting double doors to rear garden

White bathroom suite incorporating electric shower over the bath

Double glazed windows in upvc frames

Oil fired heating system

Garden at the rear

Property currently tenanted, rental yield available on request

Viewings currently open to investors only

## Offers Around £92,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



### Lounge

18'8 x 13'2

Double glazed window to front aspect, fireplace with wood surround, tiled inset and hearth, radiator, laminate wood floor, double doors to Kitchen/Diner



### Kitchen/Diner

18'7 x 10'2

Double glazed window to rear aspect, double doors to rear garden, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven, hob and stainless steel chimney style extractor, radiator



### Stairs & Landing

Doors to



**Bedroom One**

10'7 x 9'2

Double glazed window to front aspect, radiator, laminate wood floor, door to en-suite

**En-Suite**

White suite comprising low flush WC, wash hand basin and shower cubicle

**Bedroom Two**

10'11 x 10'1

Double glazed window to rear aspect, built-in wardrobe, radiator

**Bedroom Three**

8'4 x 8'2

Double glazed window to front aspect, radiator



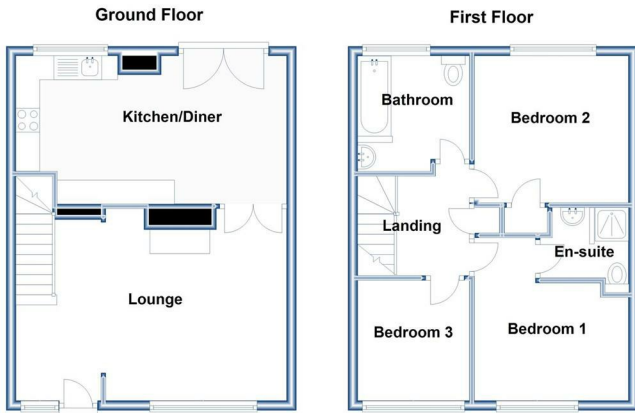
**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink and enclosed bath with shower over, radiator, laminate wood floor

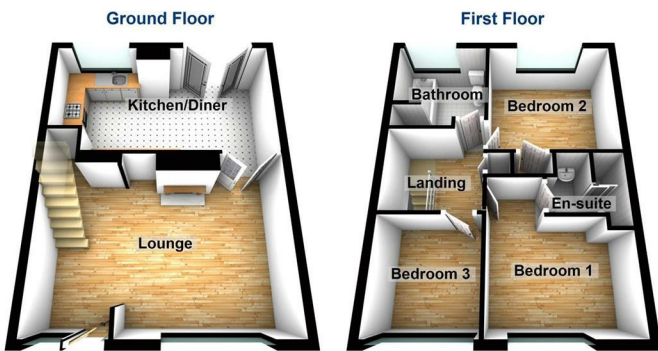
**Grounds & Gardens**

At the rear there is a garden with mature hedging

**Floor Plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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