



**Brian
Todd**
.co.uk

2A Herbert Street, Carnlough, BT44 0ER

Offers Around £169,950

FEATURES

- **CONTEMPORARY STYLE TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - HIGH MANTLE FIREPLACE**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C.**
- **UTILITY ROOM**
- **THREE BEDROOMS**
- **MODERN SHOWER ROOM**
- **ENCLOSED REAR PATIO FEATURE WITH AN INTERESTING UNDER KILN STORAGE AREA**
- **OFF STREET PARKING TO THE FRONT**
- **EXCEPTIONAL PRESENTATION THROUGHOUT**
- **EXCELLENT SEASIDE LOCATION**

Situated in the much sought after seaside village of Carnlough, it is a pleasure to offer for sale, this contemporary style mid town house.

Enjoying close proximity to the local seafront and harbour this beautifully presented home, has been well maintained throughout by its present owner and affords good living accommodation which comprises of a lounge, modern fitted kitchen with integrated appliances, downstairs guest W.C., utility room, three bedrooms and modern shower room, whilst externally, has an enclosed rear patio feature, with an interesting under kiln storage area and off street parking to the front.

This highly recommended town house is sure to be popular, viewing is highly recommended and is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE:

An impressive well decorated room, with high mantle fireplace.

Laminate wood flooring. Open plan through to:

KITCHEN:

Modern fitted kitchen, incorporating integrated electric hob, single oven and extractor fan. Stainless steel sink unit.

Plumbed for automatic washing machine, dish washer and American fridge/freezer included. Casual dining area, tiled walls and flooring.

GUEST W.C.:

Incorporating W.C. and wash hand basin.

UTILITY ROOM:

Fitted sink. Plumbed for automatic washing machine.

First Floor

SHOWER ROOM:

Modern white suite incorporating W.C., vanity wash hand basin and double sized shower cubicle.

BEDROOM (1):

Range of fitted robes and drawer unit. Laminate wood flooring.

BEDROOM (2):

Integrated wardrobe. Laminate wood flooring.

BEDROOM (3):

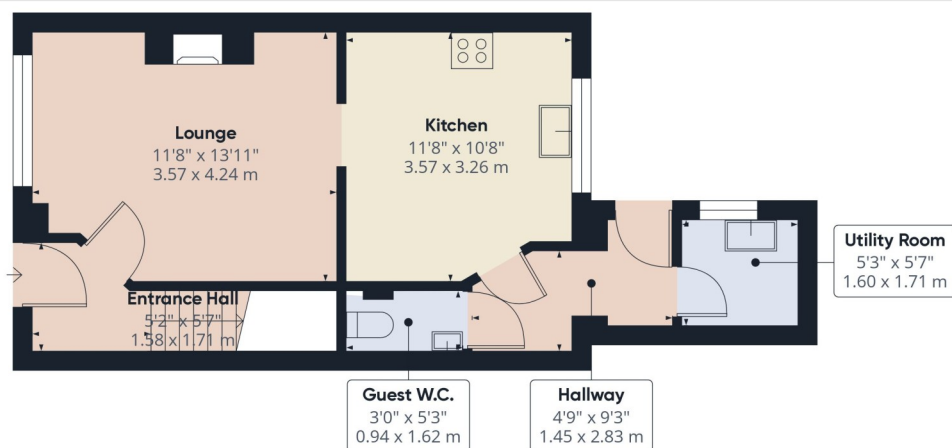
Laminate wood flooring.

Outside

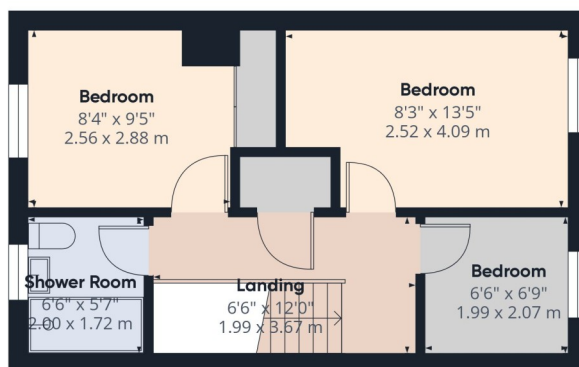
GARDENS:

Enclosed patio feature to the rear with an interesting under kiln storage area.





Floor 0



Floor 1

Approximate total area⁽¹⁾
743.04 ft²
69.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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