



## 3 Bluefield Road, Carrickfergus, BT38 7XE

- Detached Chalet Bungalow
- Four Bedroom; Two+ Reception
- Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Bathroom; Furnished Cloakroom
- Integral Garage; Private Driveway
- Immaculately Presented Throughout

Offers Over £279,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber flooring. Stairwell to first floor with oak handrail and balustrade. Access to under stairs store. Access to separate, shelved store.

#### LOUNGE 21'3" x 11'8" (wps)

Box bay window to front elevation. Gas fire in limestone fireplace with matching hearth. Timber flooring.

#### FAMILY ROOM 11'3" x 10'1"

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

#### DINING ROOM / BEDROOM 4 9'9" x 9'5"

Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 16'1" x 10'0"**

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. Cooker point with extractor hood over. Plumbed and space for dishwasher. Integrated fridge. Twin, glass fronted display cabinets. Splashback tiling to walls. Tiled floor.

## **UTILITY ROOM 9'9" x 9'3"**

Range of fitted high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to integral garage. PVC double glazed door to rear garden.

## **FULLY TILED BATHROOM**

White, four piece suite comprising panelled bath, separate, shower enclosure, pedestal wash hand basin and WC. Electric shower.

## **FIRST FLOOR**

### **LANDING**

Access to under eaves storage and roof space.

### **BEDROOM 1 12'11" x 12'2" (wps)**

Twin, built in wardrobes. Wood laminate floor covering.

### **BEDROOM 2 12'7" x 9'9"**

View towards Belfast Lough. Twin, built in wardrobes. Wood laminate floor covering.

### **BEDROOM 3 11'9" x 8'9"**

Wood laminate floor covering. Access to under eaves storage.

## **FURNISHED CLOAKROOM**

White, two piece suite comprising vanity unit and WC. Splashback tiling to walls.

## **EXTERNAL**

Front garden finished in lawn.

Private driveway finished in brick pavior.

Entrance porch.

Fully enclosed rear garden, finished in lawn, paved patio areas and range of plants, trees and shrubbery.

Outside tap.

External lighting.

## **INTEGRAL GARAGE 19'11" x 9'10"**

Up and over door. Separate service door to utility room. Power, light and gas fired central heating boiler.

## **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.

**Deceptively spacious, four bedroom/two+ reception, detached chalet bungalow with integral garage, conveniently situated off Prince Andrew Way, Carrickfergus.**

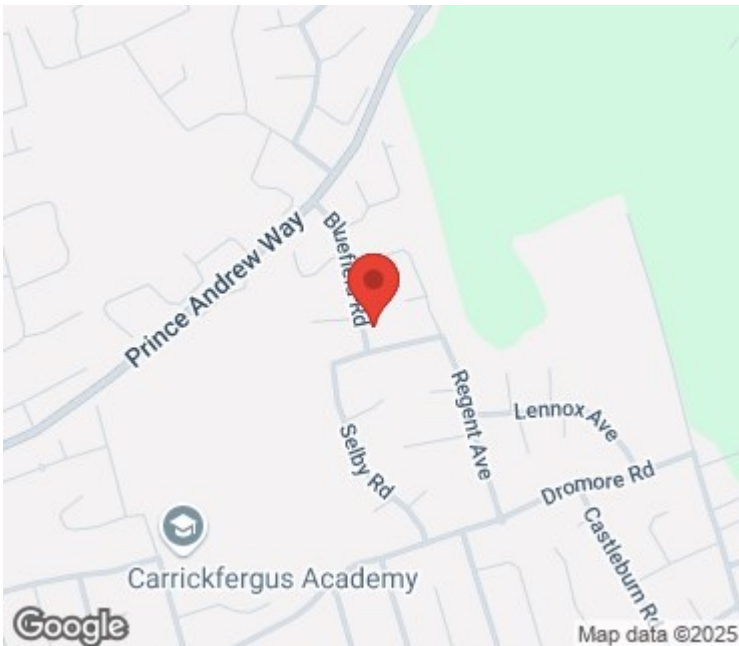
**The property comprises entrance hall, lounge, dining room, family room/bedroom 4, kitchen with informal dining area, utility room, fully tiled bathroom, three further bedrooms and furnished cloakroom.**

**Externally, the property enjoys private driveway, integral garage, and gardens front and rear, finished in lawn and paved patio area.**

**Other attributes include gas heating and PVC double glazing.**

**Immaculately presented throughout.**

**Early viewing highly recommended.**



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>	<b>72</b>	<b>73</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>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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