

## 3 WINDSLOW CLOSE CARRICKFERGUS BT38 9BD



Detached house

Four bedrooms

Master bedroom on ground floor with en-suite shower room

Generous 15'3 x 12'3 lounge with feature fireplace

Kitchen open plan to dining area

Patio doors into conservatory with further doors to rear garden

Utility room

Bathroom with a white suite

Double glazed windows in uPVC frames

Oil fired heating system

Attached garage and driveway providing off road parking

Garden at rear laid to lawn with southerly aspect

Cul-de-sac location

Approximately 1.25 miles from Carrickfergus town centre

Suitable family accommodation, no ongoing chain

### Offers Around £218,950

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			
(39-54) E		51	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Porch**

Double glazed windows to front and side aspect, double glazed door.



**Entrance hall**

Radiator, tiled floor, doors to.



**Lounge**

15'3 x 12'3

Double glazed window to front aspect, fire place with wood surround, tiled inset and hearth, radiator.



**Kitchen**

15'5 x 9'8

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset 1.5 bowl, stainless steel sink and drainer with mixer tap over, built in oven and 4 ring hob with extractor fan over, breakfast bar, plumbed for washing machine, laminate wood flooring.



**Dining room**

12'1 x 9'9

Double glazed sliding patio doors to conservatory, radiator, laminate wood floor.

**Conservatory**

8'8 x 6'3 max

Wooden construction with double glazed doors to rear garden.



**Bedroom one**

11'0 x 8'9

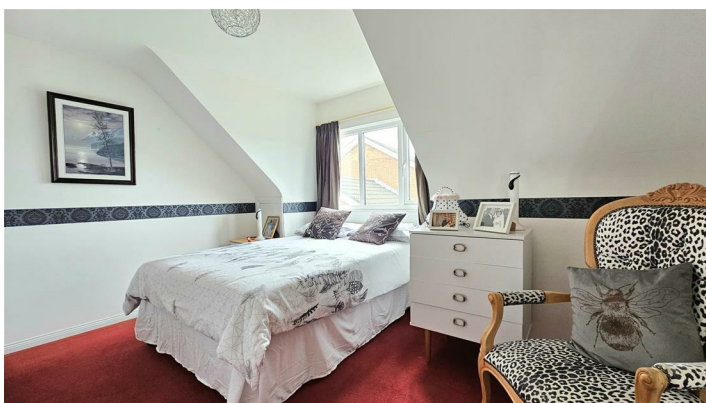
Double glazed window to front aspect, built in wardrobe, radiator, door to en-suite.

**En-suite**

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle.

**Stairs and landing**

Access to loft space, airing cupboard, doors to



**Bedroom two**

12'3 x 8'1

Double glazed window to front aspect, radiator.

**Bedroom three**

12'3 x 8'9

Double glazed window to front aspect, radiator

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.

**REF: 18272280**

### Bedroom four

8'11 x 8'0

Velux window to rear aspect, radiator.



### Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, radiator, partly tiled walls, ceramic tiled floor.

### Grounds and gardens

At the rear there is a garden laid to lawn, whilst at the front a driveway.

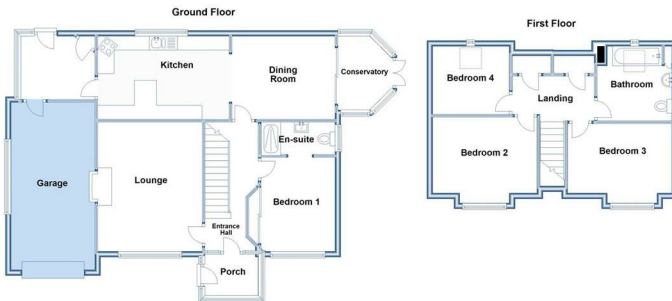


### Garage

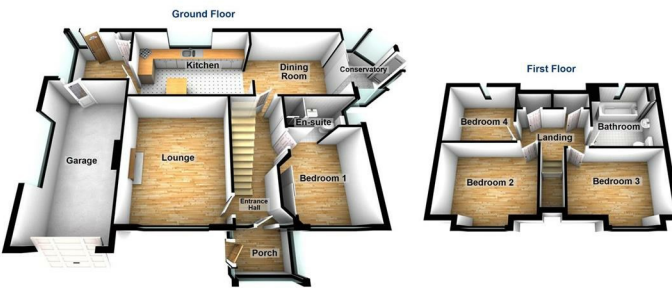
19'8 x 9'10

Up and over door, power and light.

**Floor plan**



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 PlanIt.



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