

## 28 PROSPECT GROVE CARRICKFERGUS BT38 8YN



Semi detached bungalow  
Three bedrooms, incorporating two doubles  
Bedroom one boasts fitted wardrobes and overhead storage  
17'8 lounge with a granite fireplace inset and hearth  
Kitchen diner with contemporary handleless high gloss units  
Bathroom with a white suite, full tiling and walk in bath  
Double glazed windows in pvc frames  
Oil fired heating system  
Detached garage and driveway providing parking for four cars  
Gardens at the rear laid to hardstanding  
Sought after cul de sac location, convenient to Carrickfergus town centre  
Ideal as a downsize  
Well presented throughout, viewing recommended

### Offers Around £179,950

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(09-08) C		
(05-04) D		
(09-04) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

### Entrance hall

Double glazed door, radiator, doors to.



### Lounge

17'8 x 11'7

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



### Kitchen

14'8 x 9'9

Double glazed window and door to rear aspect, excellent range of high gloss handleless high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in stainless steel oven and 4 ring hob with stainless steel chimney style extractor fan over, plumbed for washing machine, radiator, ceramic tile floor.



### Bedroom one

14'8 x 9'9

Double glazed window to front aspect, range of built in wardrobes with overhead storage, radiator, laminate wood floor.





### Bedroom two

13'8 x 9'1

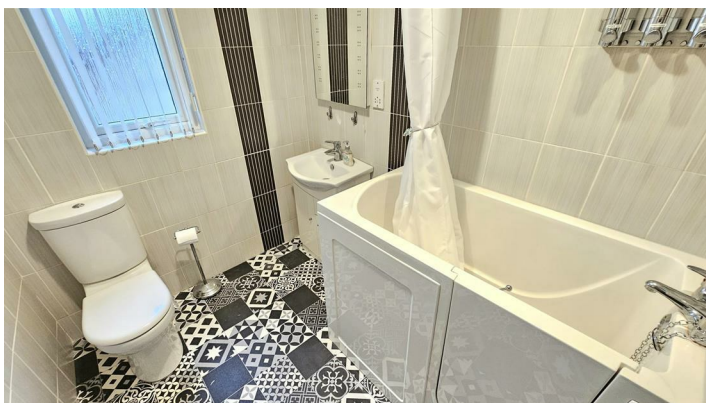
Double glazed window to rear aspect, radiator, laminate wood floor.



### Bedroom three

10'1 x 6'9

Double glazed window to rear aspect, radiator, laminate wood floor.



### Bathroom

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin inset on vanity unit and walk in bath with electric shower over, fully tiled walls, chrome heated towel rail.



### Grounds and gardens

At the rear there is a fully enclosed garden laid to hardstanding. At the front there is a garden laid to lawn and a driveway.

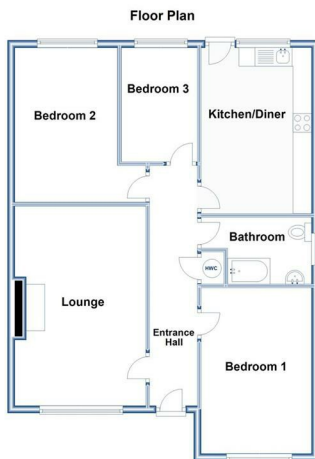
## Garage

Detached garage with 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 PlanUp.



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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: 18239815**













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