

## 7 SANDRINGHAM PLACE

Carrickfergus BT38 9EQ

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

**Offers Around £184,950**

# 7 Sandringham Place

, Carrickfergus, BT38 9EQ



This well-presented detached bungalow is an ideal option for those looking to downsize, and offers a practical layout and a highly convenient location close to the town centre and all amenities.

The property features three well-proportioned bedrooms and a spacious 17'4 x 12'2 lounge with a feature fireplace, while the kitchen is open plan to the dining room, creating a functional and sociable area, a separate utility room adds further convenience. The shower room is fitted with a white suite,

and the home benefits from double-glazed uPVC windows, PVC fascias, and an oil-fired heating system for added comfort and efficiency.

Externally, the property enjoys excellent rear gardens laid to lawn, a driveway providing off-road parking, and a matching detached garage. Situated in a quiet cul-de-sac, this home offers a peaceful setting with the added advantage of no ongoing chain, making for a straightforward move.

Viewing is highly recommended.

New to the market... Further details and measurements to follow

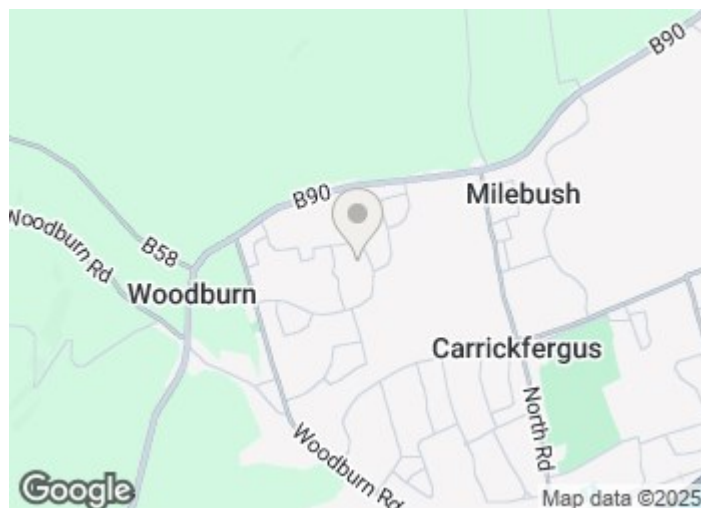
THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES  
REQUIRED

CALL US FOR A FREE NO  
OBLIGATION VALUATION

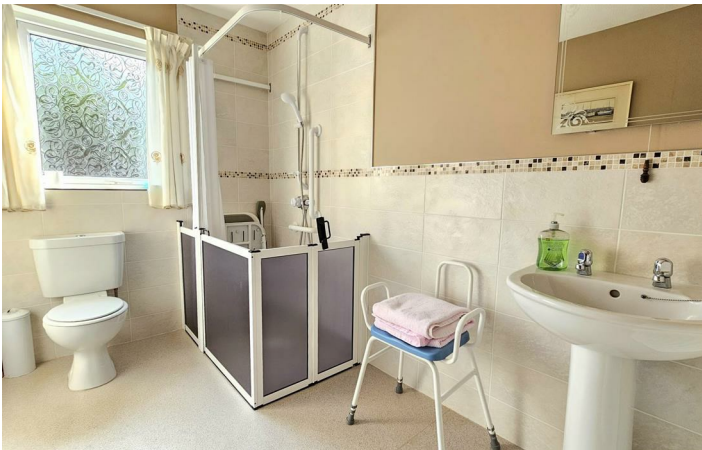
UPS CARRICKFERGUS

T: 028 93365986

E:carrickfergus@ulsterpropertysales.



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

