

7 SANDRINGHAM PLACE CARRICKFERGUS BT38 9EQ



Detached bungalow
Three bedrooms
17'4 x 12'2 lounge with a feature fire place
Kitchen open pan to dining room
Utility room
Shower room with a white suite
Double glazed windows in upvc frames and pvc fascias
Oil fired heating system
Driveway providing off road parking and a matching detached garage
Excellent gardens at the rear laid to lawn
Cul de sac location
No on going chain
Ideal downsize

Offers Around £184,950

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	46	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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.

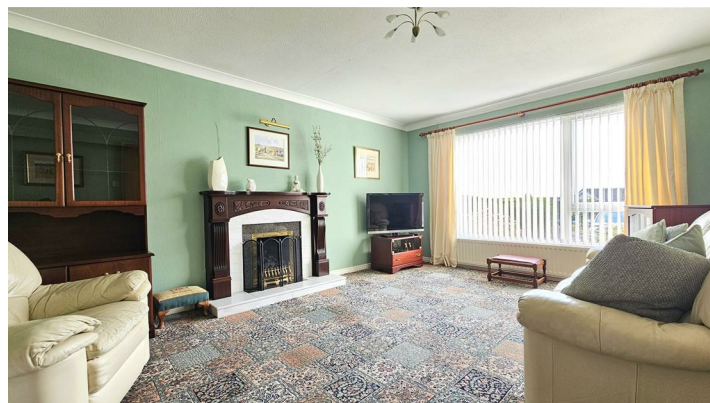
Viewing is highly recommended.

Entrance Place

Double glazed window to front aspect, door to entrance hall

Entrance Hall

Airing cupboard, doors to



Lounge

17'4 x 12'2

Double glazed window to front aspect, fireplace with mahogany surround with granite and tiled inset and hearth, radiator





Kitchen/Diner

15'8 x 10'6

Double glazed windows to side aspect, range of high and low level units with roll edge worktops, inset 1.5 sink and drainer with mixer tap over, extractor fan, tiled splashbacks, radiator



Bedroom One

14'10 x 11'1

Double glazed window to rear aspect, radiator



Bedroom Two

9'9 x 9'8

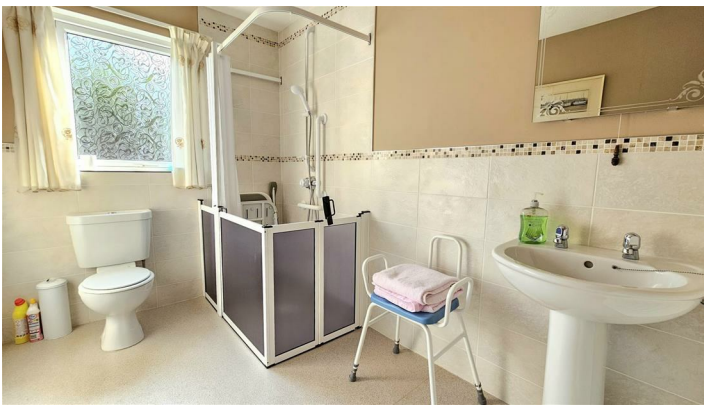
Double glazed window to rear aspect, radiator



Bedroom Three

9'10 x 9'4

Double glazed window to front aspect, radiator



Shower Room

Double glazed window to side aspect, wet room style shower room with white suite comprising low flush WC, pedestal sink and walk in shower



Gardens & Grounds

At the rear there is a garden laid to lawn with a patio area and raised timber deck. At the front there is a garden in lawn and a driveway



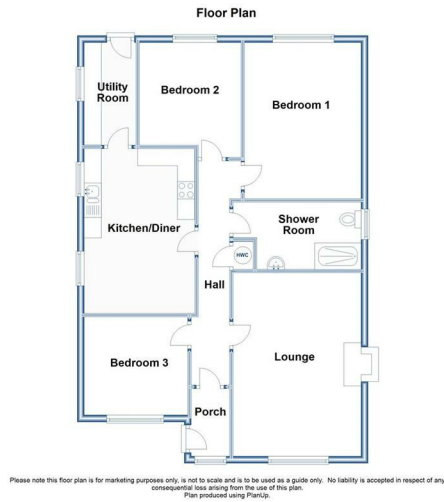
Garage

Detached garage with up and over door, power and light

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: 16856254

Floor Plans



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