



30 Prospect Heights, Carrickfergus, BT38 8QY

- Detached Bungalow
- Kitchen With Informal Dining Area
- Deluxe, Fully Tiled Shower Room
- PVC Double Glazing
- Gardens Front and Rear
- Generous Sized Lounge
- Three Well Proportioned Bedrooms
- Gas Heating
- Private Driveway
- Immaculate Throughout

Offers Over £179,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching twin side panels. Wood laminate floor covering. Access to cloakroom.

LOUNGE 19'7" x 13'0"

Focal point electric stove on tiled hearth. Picture window to front elevation, enjoying views towards Belfast Lough. Wood laminate floor covering.

REAR HALL

Access to roof space and twin stores, one with gas fired central heating boiler.



KITCHEN WITH INFORMAL DINING AREA 14'7" x 9'8" (plus recess)

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. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Integrated microwave oven. Built in wine rack. Splashback tiling to walls. Tile effect wood laminate floor covering. PVC double glazed door to rear garden.

BEDROOM 1 13'2" x 9'5"

Wood laminate floor covering.

BEDROOM 2 9'9" x 9'6"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'9" x 7'7"

Built in wardrobe. Wood laminate floor covering.

DELUXE, FULLY TILED SHOWER ROOM

Contemporary, white, three piece comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit.

EXTERNAL

Generous sized, private driveway area, finished in tarmac. Front garden, finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, private rear garden, finished in lawn, paved patio area and tarmac service area.

Outside tap.

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.





Immaculately presented, three bedroom, detached bungalow, located within the popular Prospect area of Carrickfergus. The property comprises entrance hall, generous sized lounge, rear hall, kitchen with informal dining area, three well-proportioned bedrooms, and deluxe, fully tiled shower room, with contemporary, white three piece suite. Externally, the property enjoys private driveway area, and gardens front and rear, finished in lawn and patio area. Other attributes include gas heating, PVC double glazing, convenient location and views towards Belfast Lough. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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