



Brackenridge Green,

**Offers in the region of  
£234,950**



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# Brackenridge Green, Carrickfergus, County Antrim

Offers in the region of £234,950

Attractive detached bungalow situated within a cul-de-sac in a desirable and sought after location. Offering bright well proportioned accommodation the internal layout offers spacious lounge, excellent kitchen/dining area, conservatory, four bedrooms - master bedroom with en-suite and shower shower room with walk in shower. Enhanced further with a gas fired central heating system, double glazed windows, detached garage and excellent driveway parking. Positioned on a beautiful site with mature front garden and well enclosed rear garden. We anticipate a level of interest and strongly recommend an early viewing appointment.

## ENTRANCE HALL

Tiled floor.

## LOUNGE

4.78m x 4.54m (15'8" x 14'11")

Feature carved wood surround fireplace with tiled inset and hearth incorporating an open fire.

## KITCHEN/DINING AREA

6.07m x 3.90m (19'11" x 12'9")

Excellent range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and eye level oven. Canopy with extractor fan. Part tiled walls and tiled floor. Door to conservatory.

## CONSERVATORY

3.94m (at widest) x 3.26m (approximately) (12'11" (at widest) x 10'8" (approximately))

PVC double glazed windows and door to rear garden.

## INNER HALL

## MASTER BEDROOM

3.18m (at widest) x 3.16m (at widest) (10'5" (at widest) x 10'4" (at widest))

Range of fitted robes with mirrored sliding doors.

## EN-SUITE SHOWER ROOM

White suite comprising shower cubicle with wall mounted electric shower, pedestal wash hand basin and low flush wc. Heated towel rail. Tiled floor.

## BEDROOM 2

3.57m (at widest) x 3.52m (at widest) (11'9" (at widest) x 11'7" (at widest))

Laminate wooden floor.

## BEDROOM 3

3.28m x 2.96m (10'9" x 9'9")

## BEDROOM 4

3.92m (at widest) x 2.35m (12'10" (at widest) x 7'9")

## SHOWER ROOM

Superb white suite, walk in shower area with wall mounted Mira electric shower, vanity unit and low flush wc. Tiled wall sand floor. Heated towel rail. Spotlights.

## DETACHED GARAGE

6.28m x 3.85m (20'7" x 12'8")

## LARGE FRONT GARDEN

Attractive front garden laid in lawn with a variety of mature plants and shrubs.

## ENCLOSED REAR GARDEN

Well enclosed rear garden laid in lawn with decking.

## DRIVEWAY

Extensive parking facilities laid in small stones.

## EPC

## HOUSE TO SELL?

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

