

## 7 Princess Park, Whitehead, Carrickfergus, BT38 9QY

**For Sale**  
Offers Over  
**£239,950**

This extended bungalow has been well maintained by its current owner including two extensions - a sunroom and a fourth bedroom with en-suite shower room. The property benefits from gas fired central heating and double glazing in uPVC frames. The property will appeal to a variety of purchaser from families to those who are retired. Given the location and all this property has to offer we recommend viewing at your earliest convenience.



Energy Efficiency Rating C.

**T: 028 9080 0000**





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         | 86        |
| <b>C</b> 69-80                              | 77      |           |
| <b>D</b> 55-68                              |         |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |

- Extended magnificent detached bungalow in popular residential area
- 4 bedrooms with master bedroom en-suite shower room
- 2 reception rooms plus sunroom
- Modern fitted kitchen open plan to sunroom
- Shower room
- Gas fired central heating / Double glazing in uPVC frames
- Attached garage / Solar panels installed, details of savings available on request
- Generous corner site
- Well presented throughout
- Enjoys views of Belfast Lough to rear





The property comprises:

**RECEPTION HALL** Composite front door, access to roofspace, cloakroom .

**LOUNGE** 17' 11" x 10' 6" (5.46m x 3.2m) Wired for wall lights, plumbed for gas heating, views towards Belfast Lough.

**FAMILY ROOM** 17' 11" x 8' 10" (5.46m x 2.69m) Views towards Belfast Lough.

**KITCHEN** 14' 6" x 12' 3" (4.42m x 3.73m) Open plan modern fitted kitchen with range of high and low level units, round edge worksurfaces, soft closing drawers, space for American fridge freezer, extractor fan, plumbed for washing machine, ceramic tiled flooring. Hotpress with hot water cylinder.

**SUN ROOM** 11' 10" x 11' 6" (3.61m x 3.51m) Ceramic tiled flooring, views.

**DINING ROOM / BEDROOM (4)** 11' 11" x 9' 4" (3.63m x 2.84m) Plus recess, dimmer switch.

**BEDROOM (1)** 13' 10" x 12' 0" (4.22m x 3.66m) (At max). Plus built-in sliderobes.

**ENSUITE SHOWER ROOM** Low flush WC, vanity unit with mixer tap, corner glazed shower unit with electric

shower, tiling, heated towel rail, ceramic tiled flooring.

**BEDROOM (2)** 14' 6" x 8' 11" (4.42m x 2.72m) Wash hand basin.

**BEDROOM (3)** 12' 1" x 10' 6" (3.68m x 3.2m) Built-in wardrobe, dimmer switch.

**SHOWER ROOM** Low flush WC, vanity unit, walk-in shower unit with controlled shower, luxury tiling, ceramic tiled flooring, heated towel rail, extractor fan.

#### OUTSIDE

Front in lawn, side in paved brick driveway, rear in extensive lawn, mature plants and trees, spectacular views towards Belfast Lough.

**GARAGE** 18' 6" x 8' 11" (5.64m x 2.72m) Worcester gas boiler, light and power.















Total area: approx. 1703.7 sq. feet

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