

## 4 RICHMOND PARK CARRICKFERGUS BT38 9EJ



Detached bungalow  
 Three bedrooms  
 Master bedroom boasts en-suite  
 17'10 x 14'7 lounge with bay window and solid wood flooring  
 Family room with double doors to conservatory  
 18'9 kitchen diner incorporating an extensive range of Oak shaker units  
 Built in stainless steel double oven, hob, microwave and extractor  
 Utility room  
 Bathroom with four piece suite incorporating separate shower cubicle  
 Double garage and driveway  
 Double glazed windows and pvc fascias & gas heating system  
 Gardens at the rear laid to lawn  
 Cul de sac location approximately 1.3 miles form Carrickfergus town centre  
 Ideal family home

### Offers Around £229,950

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		65	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



**Entrance hall**

Double glazed door, radiator, laminate wood flooring, doors to



**Lounge**

17'10 x 14'7  
Double glazed bay window to front aspect, fireplace with brick surround and tiled hearth, radiator, wood flooring



**Family room**

10'9 x 9'9  
Double doors to conservatory, radiator, laminate wood flooring



**Conservatory**

12'2 x 10'3  
fully glazed conservatory, door to rear garden



**Kitchen diner**

18'9 x 9'8  
Double glazed window to rear aspect, extensive range of oak shaker style units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in stainless steel double oven, microwave and ceramic hob with extractor fan over. Ceramic tiled floor radiator, door to utility room

**Utility room**

Double glazed window to rear aspect, range of high and low level oak shaker style units, inset stainless steel sink and drainer, radiator, door to garage



**Bedroom one**

11'9 x 9'9  
Double glazed window to rear aspect, radiator, laminate wood floor, radiator door to ensuite

**En-suite**

Double glazed window to side aspect, low flush Wc, pedestal sink, radiator, pvc panelled walls.



**Bedroom two**

10'9 x 10'8

Double glazed window to front aspect, radiator, laminate wood flooring

**Bedroom three**

10'8 x 9'8 max

Double glazed window to front aspect, radiator, laminate wood flooring



**Bathroom**

Double glazed window to rear aspect, suite comprises low flush Wc, pedestal sink and panel enclosed bath, separate shower cubicle, chrome heated towel rail, pvc panelled walls



**Gardens and grounds**

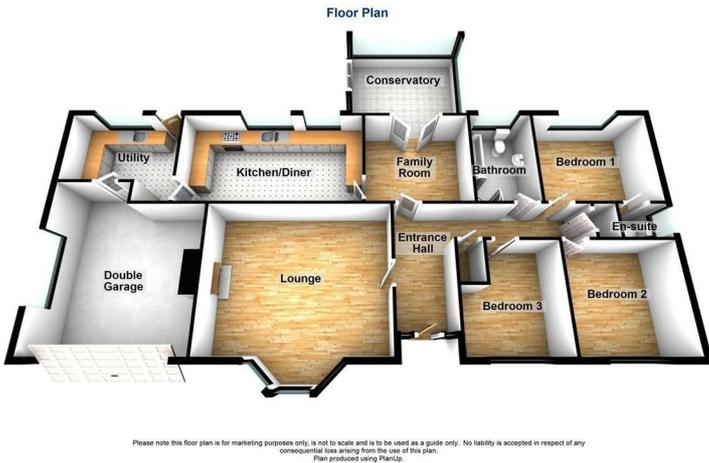
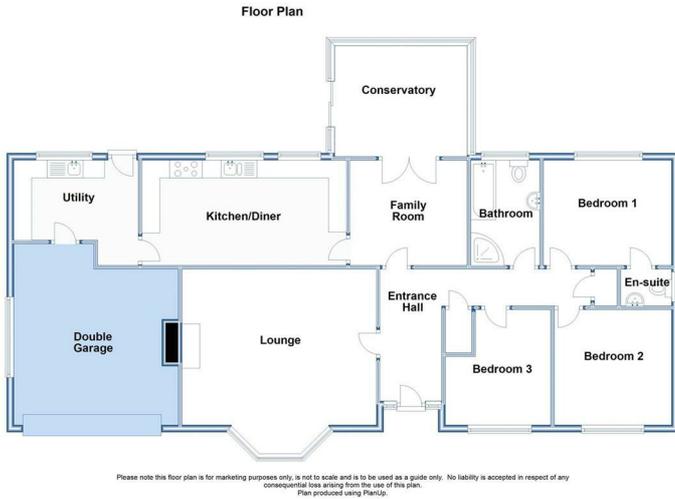
At the rear there is a garden laid to lawn with a range of hedges and trees whilst at the front a garden in lawn with a driveway providing off road parking.

**Double garage**

15'1 x 14'5

Attached garage with roller door, double glazed window to side aspect, power and light

**Floor plans**



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