

## 87 TAYLORS AVENUE CARRICKFERGUS BT38 7BU



Substantial detached house  
Extends to approximately 1900 sq.ft to include garage  
Five double bedrooms

En-suite shower room off the master bedroom with a white suite and fully tiled walls  
15'9 x 14'4 lounge with a feature Oak style fire place and bay window  
Separate family room open plan to conservatory  
Conservatory boasts double door to rear garden

Kitchen incorporating an extensive range of oak shaker style units and granite worktops  
Built in stainless steel double oven, five ring hob, microwave, fridge and dishwasher  
Utility room and downstairs Wc

Double glazing and oil fired heating system  
Integrated garage and driveway providing parking for 4-6 cars  
Mature gardens bounded by fencing and hedges and trees  
Superb location convenient to Carrickfergus town centre  
Ideal accommodation for a family, viewing essential

### Offers Around £309,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(01-01) B		
(00-00) C		
(05-04) D	61	61
(09-05) E		
(21-18) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Located in the desirable Taylor's Avenue area, this substantial detached home offers a practical and spacious layout, ideal for families seeking a property with an abundance of living room and convenient access to local amenities.

The house extends to approximately 1900 sq. ft. to include the integrated garage and features five double bedrooms, with the master bedroom benefitting from an en-suite shower room. The main living spaces are designed to accommodate everyday family life and entertaining, with a 15'9 x 14'4 lounge that includes an oak-style fireplace and a bay window, and a separate family room which connects directly to the conservatory with double doors leading out to the private rear garden. The kitchen is equipped with a comprehensive range of oak shaker-style units, granite worktops, and integrated stainless-steel appliances, including a double oven, five-ring hob, microwave, fridge, and dishwasher. Additional functionality is provided by a utility room and a downstairs WC.

The property benefits from an oil-fired heating system, double glazing, and a driveway capable of accommodating 4-6 vehicles. The mature gardens, bordered by fencing, hedges, and trees, provide privacy and a pleasant outdoor environment for everyday family use.

With its excellent location close to Carrickfergus town centre and its substantial size, this property is an ideal choice for families who value both space and convenience. A viewing is highly recommended to fully appreciate the scale and potential of this home.

### **Entrance Hall**

Solid wood flooring, doors to

### **Downstairs WC**

Double glazed window to side aspect, white suite comprising low flush WC, wash hand basin, radiator





### Lounge

15'9 x 14'4 max

Double glazed bay window to front aspect, fireplace with oak surround, granite inset and hearth, radiator, wood flooring



### Family Room

11'9 x 11'9

Radiator, wood flooring, archway to conservatory



### Conservatory

10'5 x 9'2

Part PVC, part brick construction with double doors to rear garden, laminate wood floor





### Kitchen

11'8 x 9'10

Double glazed window to rear aspect, excellent range of oak shaker style high and low level units with granite worktops, inset 1.5 bowl sink and drainer with mixer tap over, built in stainless steel double oven, microwave and five ring gas hob with stainless steel chimney style extractor fan over. Integrated fridge and dishwasher, brick style splash backs, radiator, door to utility room



### Utility Room

Double glazed window to rear aspect, door to garage, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, brick style splash backs

### Stairs & Landing

Airing cupboard, feature stained glass window to side aspect, doors to



### Bedroom One

11'8 x 11'8

Double glazed window to rear aspect, radiator





### En-Suite

Double glazed window to rear aspect, white suite comprising low flush WC, wash hand basin set on a vanity unit, shower cubicle, fully tiled walls, radiator

### Bedroom Two

14'8 x 10'10

Double glazed window to rear aspect, wash hand basin, radiator



### Bedroom Three

11'10 x 11'5

Double glazed window to front aspect, radiator

### Bedroom Four

11'10 x 10'10

Double glazed window to front aspect, radiator

### Bedroom Five

11'5 x 10'5 max

Double glazed window to front aspect, radiator



### Bathroom

Double glazed window to rear aspect, white suite comprising low flush WC, floating sink set on a vanity unit, enclosed bath with shower over and PVC splash back panels, chrome heated towel rail



### Grounds & Gardens

At the rear there is an enclosed garden laid to lawn. At the front there is a garden laid to lawn and a driveway providing off road parking for four - six cars



### Garage

16'2 x 11'1

Window to side aspect, up and over door, power and light

## Floor Plans



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using Planitip.



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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.

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