

## 51 HILLVIEW ROAD CARRICKFERGUS BT38 8GY



Red brick detached bungalow

Three double bedrooms

Master bedroom boasts an en suite shower room

Bedroom three has double patio doors leading to the side garden

20'1 x 12'1 lounge with a feature fireplace

Kitchen diner incorporating Oak style kitchen units, utility room

Bathroom with pvc panelled walls

Double glazing and oil fired heating system

Gardens at the rear laid to neat lawn enjoying a westerly aspect

Block paved driveway and pathways

Off road parking for three/four cars

Convenient to Carrickfergus town, transport links and amenities

No ongoing chain, viewing strongly recommended

### Offers Around £197,950

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		
(09-00) C		
(05-04) D		
(09-54) E	51	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Situated in a sought-after location this well-proportioned red brick detached bungalow offers a practical layout and excellent convenience to Carrickfergus town centre, transport links, and local amenities including schools and a range of leisure facilities.

The property features three spacious double bedrooms, with the master bedroom benefiting from an en suite shower room, while the third bedroom enjoys the added advantage of double patio doors leading to the side garden. The generous 20'1 x 12'1 lounge boasts a feature fireplace with a mahogany style surround, while the kitchen diner, fitted with oak-style units, offers a space for casual dining and is complemented by a separate utility room. The bathroom is finished with PVC-panelled walls, and the property benefits from double glazing and an oil-fired heating system.

Externally, the neatly maintained rear garden enjoys a desirable westerly aspect, providing an ideal outdoor space, while the block-paved driveway and pathways lead to off-road parking for three to four cars.

With no ongoing chain, this well-located bungalow is an excellent opportunity for first and second time buyers as well as downsizers and viewing is strongly recommended.



#### Entrance Hall

Double glazed window to side aspect, airing cupboard, storage cupboard, radiator, laminate wood floor, door to



#### Lounge

20'1 x 12'1

Double glazed windows to front aspect, fireplace with mahogany surround and tiled inset and hearth, radiator





### Kitchen

12'9 x 9'6

Double glazed window to side aspect, range of high and low level oak style units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, pull out extractor fan, plumbed for washing machine, radiator, laminate wood floor, open plan to dining area, door to utility room



### Utility room

Range of high and low level units with roll edge worktops, door to rear garden



### Bedroom one

12'4 x 10'10

Double glazed window to rear aspect, radiator, door to en-suite



### En-Suite

Double glazed window to side aspect, suite comprising low flush WC, pedestal sink and shower cubicle, PVC panelled walls, radiator, ceramic tiled floor

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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**Bedroom two**

12'9 x 8'11

Double glazed window to rear aspect, radiator



**Bedroom three**

10'4 x 9'0

Double glazed double doors to side aspect leading onto garden, radiator



**Bathroom**

Double glazed window to side aspect, suite comprising low flush WC, pedestal sink and panel enclosed bath with chrome telephone handle shower attachment over, PVC panelled walls, radiator, ceramic tiled floor



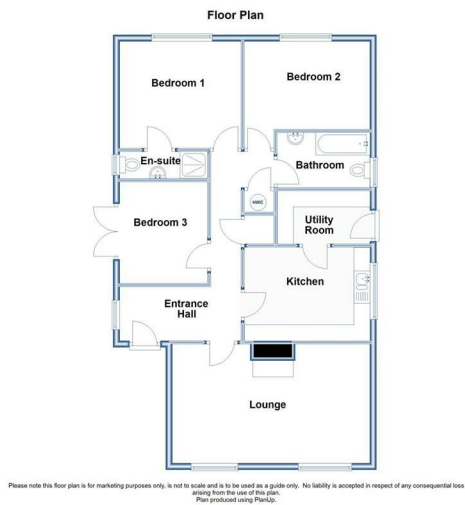


### Gardens and grounds

At the rear there is an enclosed garden laid to lawn with a range of decorative bushes, shrubs and block paved pathways. Rear garden boasts a westerly aspect. At the front there is block paved driveway providing off road parking.



## Floor Plans



• THINKING OF SELLING ?  
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E: carrickfergus@ulsterpropertysales.co.uk

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