

## 29 BROOKLANDS PARK CARRICKFERGUS BT38 9SN



Detached bungalow  
Three bedrooms  
25'2 x 13'10 Lounge open plan to dining room  
Feature brick fire surround  
Kitchen incorporates a breakfast bar & built in oven, hob & extractor  
Shower room with a walk in shower  
Gas heating system  
pvc double glazing and facias  
Attached garage and parking for 4/5 cars  
Generous gardens laid to lawn with brick paved patio and pathways  
Excellent location, convenient to Whitehead seafront and transport links  
No ongoing chain  
Viewing recommended

### Offers Around £259,950

**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	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Situated in the highly sought-after Whitehead area, this detached bungalow offers well-proportioned accommodation in a superb location just a short distance from the seafront, local shops, and transport links, making it a strong option for a range of buyers. The property features three bedrooms and a spacious 25'2 x 13'10 lounge, which is open plan to the dining area, with a feature brick fire surround.

The kitchen boasts a breakfast bar, built-in oven, hob, and extractor, while the shower room includes a walk-in shower for ease of access. The home benefits from a gas heating system, PVC double glazed windows, and PVC fascias, helping to improve energy efficiency and reduce maintenance costs.

Externally, the property enjoys generous gardens laid to lawn, complemented by brick-paved patios and pathways, as well as an attached garage and a driveway providing parking for four to five cars.

Offered with no ongoing chain and positioned within easy reach of Whitehead's scenic seafront and key transport routes, a viewing of this well-located bungalow is strongly recommended.

### **Entrance hall**

Double glazed door with double glazed sidelights, radiator, doors to



### **Lounge diner**

25'2 x 14'6 rt 11'5

Double glazed bay window to front aspect, double glazed window from dining area to front aspect, fireplace with red brick surround and raised hearth, radiators, door to kitchen







### **Kitchen**

11'11 x 11'

Double glazed window to front aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, built in oven, hob and pull out extractor fan. Integrated fridge freezer and plumbing for washing machine, breakfast bar, radiator.

### **Rear hall**

double glazed door to rear garden, door to garage and a walk in storage cupboard



### **Bedroom one**

11'11 x 11'5

Double glazed window to front aspect, radiator



### **Bedroom two**

11'11 x 11'1

Double glazed window to rear aspect, radiator

### **Bedroom three**

10'11 x 7'8

Double glazed window to rear aspect, radiator



### Shower room

Double glazed window to rear aspect, suite comprising low flush Wc, pedestal sink and shower cubicle, fully tiled walls, ceramic tiled floor, radiator



### Gardens and grounds

At the rear of the property there is a garden laid to lawn, bounded by hedging with block paved pathways, patio areas and a driveway. At the front there is a garden laid to lawn and an additional driveway leading to the garage



### Garage

17' x 9'

Window to side aspect, roller door, power and light

## Floor plans

Floor Plan



Floor Plan



• THINKING OF SELLING ?  
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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.

REF: 18311169













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