



## 1 GREEN PARK

### Carrickfergus BT38 8LY

- End terrace house
- Three bedrooms
- All bedrooms have built in wardrobes
- 20'11 x 10'8 lounge open plan to dining area incorporating a feature fireplace
- Lounge boasts windows front and rear providing double aspect light
- Modern shaker style kitchen units and inset ceramic sink
- Sun room with double doors leading to a patio area
- Modern shower room with a white suite and brick style splash backs
- Downstairs Wc
- Double glazed windows in pvc frames and pvc fascias

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £134,950**

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<p>This end terrace house offers well-maintained and thoughtfully laid-out accommodation in a highly convenient location close to Carrickfergus town centre and within easy reach of transport links, making it particularly suitable for first-time buyers or those looking to downsize.</p> <p>The property features three bedrooms, each with built-in wardrobes, providing practical storage space. The main living area is a spacious 20'11 x 10'8 lounge open plan to the dining area, with a feature fireplace and windows to both the front and rear, allowing for plenty of natural light throughout the day. The kitchen is fitted with modern shaker-style units and an inset ceramic sink, offering a functional and modern cooking space. A sun room at the rear</p>	<p>leads out through double doors to a patio area, creating a useful extension of the living space seamlessly connected to the garden.</p> <p>The shower room is finished with a modern white suite and brick-style splash backs, and there is an additional downstairs WC for convenience. The property also benefits from double glazed PVC windows, matching fascias, and a gas heating system.</p> <p>The rear garden is fully enclosed and designed with a combination of lawn and patio, while the front of the house overlooks an open green.</p> <p>With no major work required and in excellent condition throughout, this is a move-in ready home in a well-connected area, and viewing is recommended to fully appreciate the space and quality on offer.</p>	<p>New to the market... details and measurements to follow shortly</p> <p>THINKING OF SELLING ? ALL TYPES OF PROPERTIES REQUIRED CALL US FOR A FREE NO OBLIGATION VALUATION</p> <p>UPS CARRICKFERGUS T: 028 93365986 E:carrickfergus@ulsterpropertysales.co.uk</p>
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### Directions





Floor Plan

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