



51 Downshire Gardens, Carrickfergus, BT38 7LN

- Well Presented Detached Home
- Large Conservatory Extension
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Mature Gardens Front and Rear
- Four Bedroom / Three+ Reception
- Modern Fitted Kitchen
- Spacious Bathroom; White Suite
- Private Driveway; Attached Garage
- Convenient Location

£229,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood glass panelled front door with matching side screens. Dual aspect windows. Tiled floor. Glass panelled door with matching side screens leading to :

ENTRANCE HALL

Solid timber floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Half tiled walls. Tiled floor.

LOUNGE 23'11" x 11'11"

Gas fire with stone clad hearth. Solid timber floor. Picture window to front elevation. Aluminum framed sliding patio door to dining room.

FAMILY ROOM 12'7" x 10'11"

Open fire with granite hearth. Solid timber flooring. Picture window to front elevation.



DINING ROOM 11'8" x 11'0"

Solid timber floor. Picture window to rear elevation. Aluminum double glazed French doors to conservatory.

CONSERVATORY 17'8" x 11'8"

In aluminum double glazed frame with matching French doors to rear garden. Tiled floor. Open to utility area. Aluminum framed door to kitchen.

KITCHEN 10'11" x 10'10"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob. with stainless steel extractor hood over. Integrated double oven. Integrated double fridge. Integrated dishwasher. Fully tiled walls and tiled floor.

UTILITY ROOM 10'4" x 9'10"

Range of high and low level fitted storage units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit. with draining bay. Plumbed and space for washing machine. Space for dishwasher. Splash back tiling to walls. Stain glass window. Tiled floor. Access to garage.

FIRST FLOOR

LANDING

Stain glass window to half landing. Access to roof space.

BEDROOM 1 12'5" x 10'11"

BEDROOM 2 11'11" x 11'1"

Fitted wardrobes in mirrored sliding doors.

BEDROOM 3 12'5" x 10'11" wps

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 4 8'11" x 7'4"

Timber floor.

FULLY TILED BATHROOM

White four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Towel radiator. Access to walk in hotpress.

EXTERNAL

Private driveway finished in brick pavior.

Front garden finished in lawn and range of plant, tress and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Large private enclosed rear garden finished in lawn, brick pavior patio area, brick patio area, timber decking and range of plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.





ATTACHED GARAGE 24'9" x 10'5"

PVC coated roller shutter door. Separate service door to utility room. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

Well presented, four bedroom / three+ reception detached home, with large conservatory extension to rear, occupying a prime, mature site, within the well sought after, Downshire area of Carrickfergus. The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, family room, dining room, modern fitted kitchen, conservatory, utility room, four first floor bedrooms, and bathroom with white four piece suite. Externally the property enjoys private driveway, attached garage, and mature gardens front and rear. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Sizes And Dimensions Are Approximate. Actual May Vary.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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