



16 Downshire Drive, Carrickfergus, BT38 7LF

- Immaculately Presented Bungalow
- Sun Lounge
- Utility Room
- Oil Heating; PVC Double Glazing
- Mature Gardens; Convenient, Well Sought After Location
- Two Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- Private Driveway; Integral Garage
- Chain Free Property

Offers Over £265,000

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE PORCH

PVC double glazed front door with matching side screen Tiled floor.  
Glass panelled door with matching side screen leading to:

### ENTRANCE HALL

Wood laminate floor covering. Access to partially floored roof space via slingsby style ladder. Open arch leading to:

### DINING ROOM (SUITED FOR CONVERSION BACK TO BEDROOM 11'3" x 8'4")

Wood laminate floor covering.

### LOUNGE 24'11" x 11'5" (wps)

Gas fire in marble fireplace with matching hearth and carved mahogany surround. Bay window to front elevation. Wood laminate floor covering. Access to utility room and integral garage. Aluminium framed double glazed sliding patio door leading to:



### **SUN LOUNGE 8'8" x 8'7"**

Wood laminate floor covering.

### **KITCHEN WITH INFORMAL DINING AREA 9'8" x 8'11"**

Modern fitted 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 extractor hood over. Integrated oven. Space for undercounter fridge. Plumbed and space for dishwasher. Splashback tiling to walls. Tiled floor.

### **UTILITY ROOM 8'8" x 6'5"**

Fitted storage units. Plumbed and space for washing machine. Space for tumble dryer. Oil fired central heating boiler. Tiled floor. Access to integral garage. PVC double glazed door leading to rear garden.

### **BEDROOM 1 14'7" 10'5"**

Wood laminate floor covering.

### **BEDROOM 2 10'4" x 8'11"**

Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

### **SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Half tiling to walls. Tiled floor.

### **EXTERNAL**

Private driveway area finished in asphalt and paving.

Front garden finished in lawn, tree bark and range of plants, trees and shrubbery.

External lighting.

PVC soffits, fascia and rainwater goods.

Generous sized private garden area to side and rear finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery.

Outside water tap.

PVC oil storage tank.

### **INTEGRAL GARAGE 16'10" x 9'1"**

Power operated, PVC coated, roller shutter door. Separate service door to utility room. Power, light and service pit.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Immaculately presented, two bedroom/three+ reception, detached bungalow with integral garage, occupying a generous sized, mature site within the conveniently positioned and well sought after Downshire area of Carrickfergus.**

**Originally a three bedroom layout, the property was reconfigured to provide an additional reception room, which can easily be returned back to a bedroom.**

**The property currently comprises entrance hall, open arch to dining room, lounge, sun lounge, kitchen with informal dining area, utility room, two double bedrooms, and deluxe shower room.**

**Externally, the property enjoys private driveway, integral garage, and garden area to front, side and rear.**

**Other attributes include oil heating and PVC double glazing.**

**Early viewing highly recommended.**



### 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>		<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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