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14 Red Fort Park, Carrickfergus, BT38 9EW

- Detached Family Home
- Three Reception Rooms
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Integral Garage; Gardens Front And Rear
- Four Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Corner Site; Popular Development

Offers Over £289,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled double doors. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 16'7" x 15'6"

Gas fire in marble fireplace with matching hearth and curved mahogany surround. Dual aspect windows. Part timber flooring. Glass panelled French doors leading to:

DINING ROOM 11'10" x 9'10"

Timber flooring. Open arch leading to:

SUN LOUNGE 15'3" x 11'3" (wps)

Vaulted ceiling with exposed timber beams. Exposed brick walls. Timber flooring. PVC double glazed French doors leading to rear garden.







KITCHEN WITH INFORMAL DINING AREA 16'7" x 11'10"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Matching fixed table. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Part tiling to walls. Tiled floor.

UTILITY ROOM 7'3" x 5'1"

Melamine work surface area, plumbed for automatic washing machine, half tiling to walls and tiled floor. PVC double glazed door to rear garden. Access to integral garage and furnished cloakroom.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 11'9" x 11'9"

Fitted wardrobes in sliding glass and mirror panelled doors. Wood laminate floor covering.

FULLY TILED EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

BEDROOM 2 15'6" x 15'5"

Range of built in wardrobes and storage units. Wood laminate floor covering.

BEDROOM 3 11'9" x 9'1"

Wood laminate floor covering.

BEDROOM 4 11'10" x 9'9"

Fitted wardrobes in sliding glass and mirror panelled doors. Wood laminate floor covering.

DELUXE BATHROOM

White four piece suite comprising claw foot freestanding bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. Tile effect wood laminate floor covering.

EXTERNAL

Front garden finished in lawn and range of shrubs and trees.
Generous sized private driveway area finished in tarmac.
Tiled entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed landscaped rear garden finished in lawn, paved patio area, brick pavior and range of plants, trees and shrubbery.
Service area with PVC oil storage tank.
Outside tap.





INTEGRAL GARAGE 15'0" x 11'3"

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

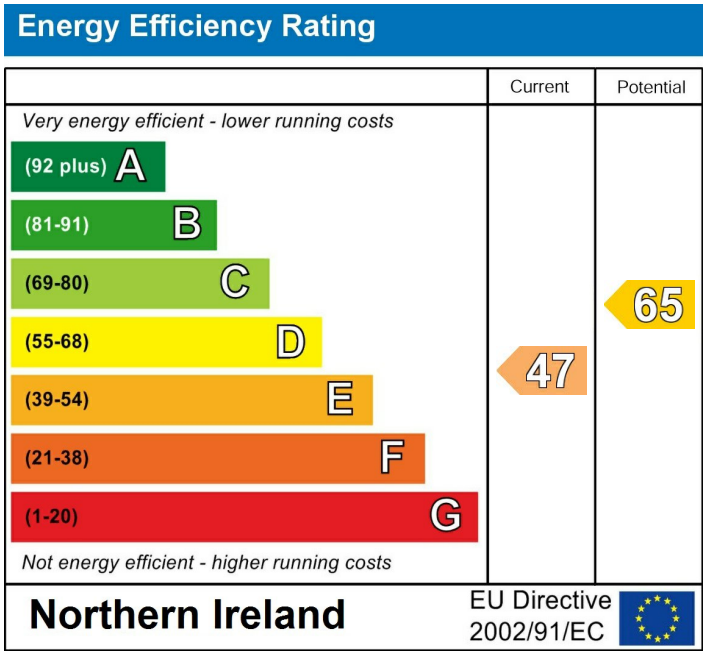
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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 family home with integral garage, occupying a prime corner site located within the popular Red Fort Park development, situated off Marshallstown Road, Carrickfergus. The property comprises entrance hall, lounge with gas fire, separate dining room with open arch leading to sun lounge, kitchen with informal dining area, utility room, furnished cloakroom, four well proportioned first floor bedrooms, to include principal bedroom with fully tiled en suite shower room, and deluxe bathroom with white four piece suite. Externally the property enjoys paved, private double driveway to front, front garden finished in lawn, decorative stone and range of plants, trees and shrubbery, and generous sized, landscaped rear garden finished in lawn, paved patio area, decorative stone and range of plants, trees and shrubbery. Other attributes include oil fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





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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Telegraph PROPERTY AWARDS 2019

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Shortlisted TheNegotiator Awards 2019

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