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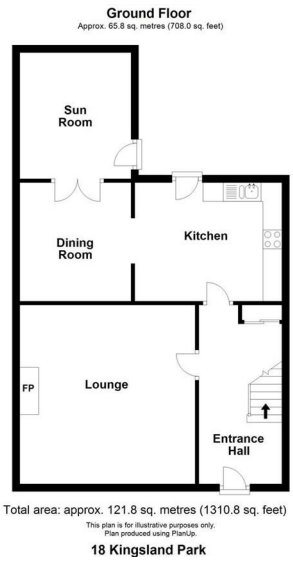


18 Kingsland Park, Carrickfergus, BT38 9DW

- Detached Villa (c.1,300 Sq Ft)
- Three Separate Reception Rooms
- Family Bathroom With White Suite
- Generous Sized Private Driveway
- Gardens Front and Rear
- Three Bedrooms; Master En Suite
- Country Style Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Large Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £209,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed, front door with matching side screen. Wood laminate floor covering. Stairwell to first floor. Fitted storage unit with mirror panelled doors.

LOUNGE 15'8" x 15'3"

Gas fire in cast iron fireplace with granite hearth and timber surround. Picture window to front elevation.
Wood laminate floor covering.

DINING ROOM 10'3" x 9'10"

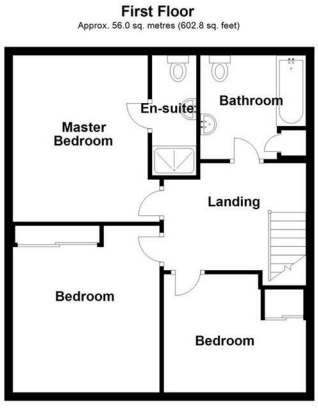
Wood laminate floor covering. Open arch to kitchen. Glass panelled French doors leading to:

SUN LOUNGE 10'5" x 9'10"

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







KITCHEN 12'9" x 10'3"

Country style fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, grill, twin fridges and dishwasher. Glass fronted display cabinet. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed French door to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

MASTER BEDROOM 12'11" x 10'9"

Views towards Belfast Lough. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

BEDROOM 2 13'1" x 11'8"

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

BEDROOM 3 widest points

Built in wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

FAMILY BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Half tiling to walls. Tiled floor. Access to hot press with gas fired central heating boiler.

EXTERNAL

Front garden finished mainly in lawn.
Tiled entrance porch.
Generous sized private driveway finished in tarmac.
Fully enclosed rear garden finished in lawn, brick pavior patio area, timber decking and range of plants, trees and shrubbery.
External lighting.
Outside tap.

LARGE MATCHING DETACHED GARAGE 20'8" x 10'9"

Up and over door. Separate PVC double glazed service door to rear garden. Power, light, wash hand basin, plumbed for automatic washing machine and Beam vacuum hub.

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.

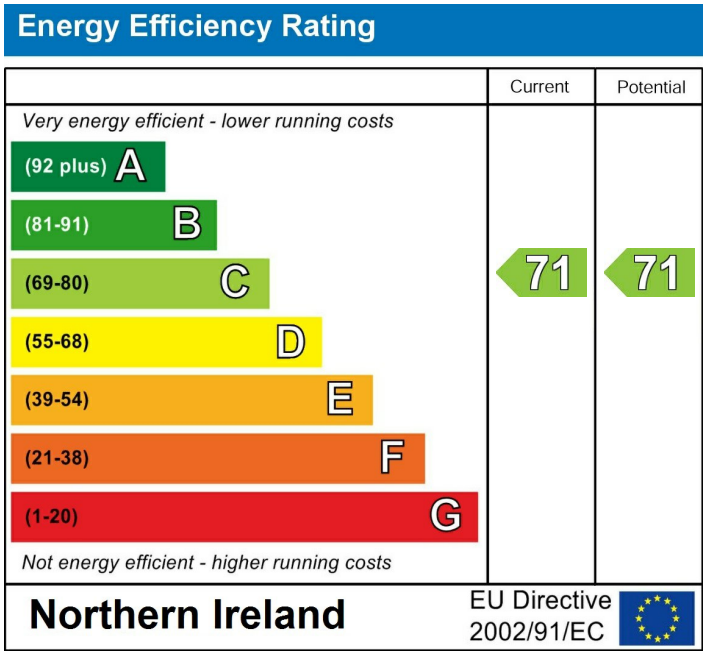






Immaculately presented, three bedroom / three reception, detached villa with large matching detached garage and fully enclosed rear garden, located within the popular Kingsland Park development, situated off Marshallstown Road, Carrickfergus. The property comprises entrance hall, lounge with gas fire, separate dining room with open arch to kitchen and glass panelled French doors leading into sun lounge, country style fitted kitchen, three well proportioned first floor bedrooms, to include master with en suite shower room, and family bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, large matching detached garage, front garden finished mainly in lawn, and fully enclosed rear garden finished in lawn, brick pavior patio area, timber decking and range of plants, trees and shrubbery. Other attributes include gas fired central heating and PVC double glazing. 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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