COLIN GRAHAM RESIDENTIAL

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8 Beltoy Road, Carrickfergus, BT38 9BH

- Detached Bungalow
- Country Style Kitchen
- Deluxe Bathroom and Shower Room
- Generous Sized Private Driveway
- Attached Workshop
- Five Bedroom; Three Reception
- Matching Utility Room
- Gas Heating; PVC Double Glazing
- Attached Garage
- Large, South Facing Rear Garden

Offers Over £299,950

EPC Rating C





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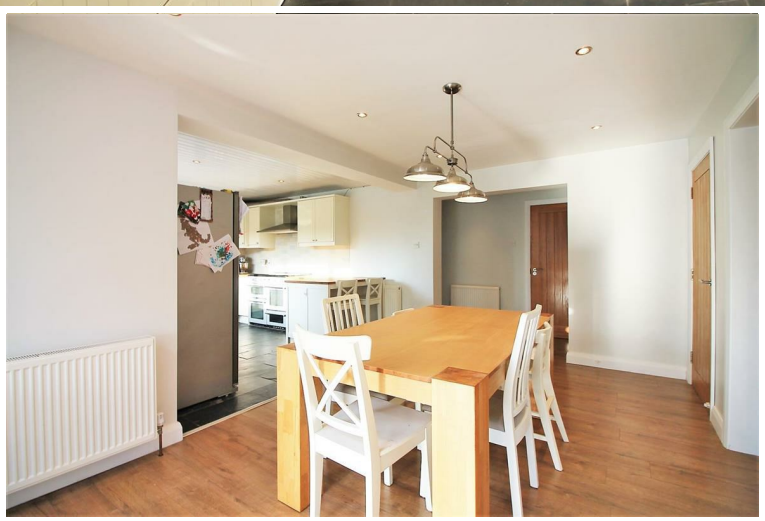


PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Tiled floor. Exposed brick feature wall. Glass panelled door with matching side screens leading to:

ENTRANCE HALL

Wood laminate floor covering. Access to store. Glass panelled door to rear hall.

DELUXE FULLY TILED SHOWER ROOM

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

LOUNGE 21'11" x 14'1" (wps)

Cast iron wood burning stove on tiled hearth. Duel aspect windows. PVC double glazed French doors to rear garden.







DINING ROOM 15'2" x 11'5" (wps)

Wood laminate floor covering. Access to store. Open arches leading to kitchen and sun lounge.

SUN LOUNGE 18'5" x 10'2"

Vaulted ceiling. Gas stove. PVC double glazed French doors to rear garden. Wood laminate floor covering.

KITCHEN 13'1" x 10'10"

Country style kitchen with a range of high and low level storage units and contrasting wood block effect work surface. Ceramic double sink unit. Space for range style oven with stainless steel extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Recess for microwave oven. Splash back tiling to walls. Tiled floor.

UTILITY ROOM 9'8" x 7'1"

Range of fitted storage units with contrasting wood block effect work surface. Plumbed for automatic washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

REAR HALL

Access to walk in store.

BEDROOM 1 15'9" x 10'10"

BEDROOM 2 10'3" x 9'10"

BEDROOM 3 12'8" x 8'2" (wps)

BEDROOM 4 11'9" x 8'2"

BEDROOM 5 7'11" x 7'10"

Currently utilised as study.

DELUXE BATHROOM

White four piece suite comprising freestanding bath, separate fully tiled, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac and paving.
Front garden finished in lawn.
External lighting.
Large, fully enclosed rear garden finished in lawn, patio areas and fruit & vegetable patch with green green house.

ATTACHED GARAGE 16'1" x 15'11"

PVC coated roller shutter door. Separate PVC double glazed door to utility room. Storage recess. Power and light. Open arch leading to:

ATTACHED WORKSHOP 35'1" x 20'0"

(to include partitioned store to rear). Twin PVC coated roller shutter doors. Power and light. Three-phase power supply.





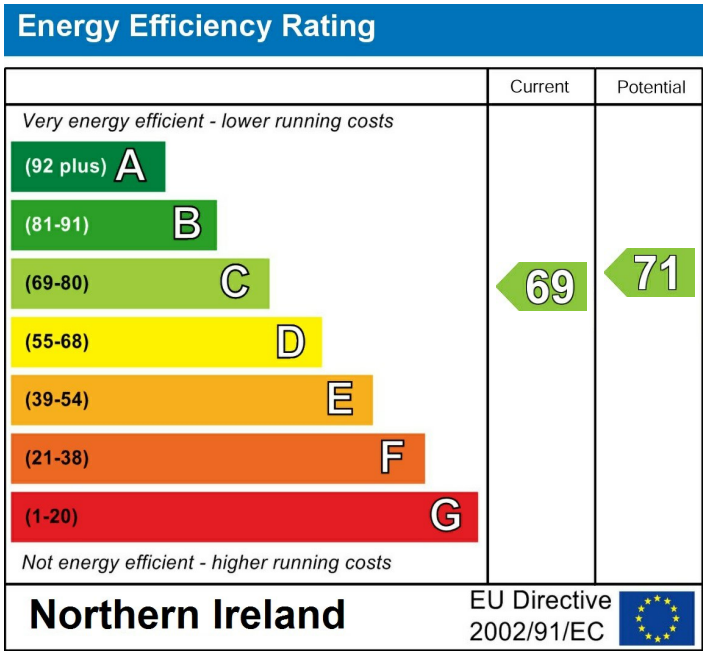
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, five bedroom / three reception, detached bungalow with attached garage and workshop, occupying a prime site with large, south facing rear garden, located on the Beltoy Road, Carrickfergus. The property comprises entrance porch, entrance hall, deluxe fully tiled shower room, lounge with wood burning stove, dining room, sun lounge with gas stove, country style kitchen, matching utility room, five well proportioned bedrooms, and deluxe bathroom with white four piece suite. Externally the property enjoys generous sized private driveway, attached garage, attached workshop, front garden finished in lawn and large rear garden finished in lawn, patio areas and fruit & vegetable patch with green house. Other attributes include gas 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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Shortlisted TheNegotiator Awards 2019

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