



26 Cormorant Park, Carrickfergus, BT38 7RS

- Semi Detached Home
- Lounge; Dining Area
- Shower Room
- Private Driveway
- Convenient Location
- Three Bedroom
- Separate Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Ideal First Time Buy / Buy To Let

Offers Over £149,950

EPC Rating F





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Timber flooring. PVC double glazed door with matching side screen leading to:

#### ENTRANCE HALL

Stairwell to first floor. Access to under stairs store. Glass panelled door leading to:

#### LOUNGE 15'2" x 12'7"

Brick, focal point fireplace with tiled hearth. Picture window to front elevation. Open arch leading to:

#### DINING AREA 9'7" x 7'6"

Glass panelled sliding door leading to:



### **KITCHEN 9'11" x 9'0" (wps)**

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 double oven. Plumbed and space for washing machine. Splashback tiling to walls. PVC double glazed door leading to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 8'1" x 9'1" (plus recess)**

#### **BEDROOM 2 11'4" x 11'4" (wps)**

Fitted wardrobe in mirror panelled sliding door.

#### **BEDROOM 3 8'11" x 8'5" (wps)**

Built in shelved store.

#### **SHOWER ROOM**

White, three piece suite comprising shower enclosure, vanity unit and concealed cistern WC. Electric shower. Towel radiator. Fully tiled walls.

#### **EXTERNAL**

Double gates leading to private driveway finished in tarmac. Front garden finished in lawn and range of shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in paved patio area and flower bed.

Outside tap.

PVC oil storage tank.

### **MATCHING DETACHED GARAGE 18'8" x 11'10" (approx)**

Up and over door. Separate service door. Power, light and oil fired central heating boiler.

### **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.



**Well presented, three bedroom, semi detached home with matching detached garage, conveniently positioned off North Road, Carrickfergus.**

**The property comprises entrance porch, entrance hall, lounge, open arch to dining area, separate modern fitted kitchen, three bedrooms, and shower room.**

**Externally, the property enjoys private driveway, matching detached garage, and fully enclosed rear garden.**

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

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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