COLIN GRAHAM RESIDENTIAL

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9 Rhanbuoy Park, Carrickfergus, BT38 8BS

- Luxury Town House (c.2,000 Sq Ft)
- Lounge; Private Balcony; Dining Hall
- Deluxe Bathroom With Four Piece Suite
- Two Furnished Cloakrooms
- Integral Double Garage; Communal Gardens
- Four Bedrooms; Two With En Suite
- Kitchen Through Living / Dining Room
- Gas & Under Floor Heating; PVC Double Glazing
- Two Dedicated Parking Spaces
- Stunning Uninterrupted Views Over Belfast Lough

Offers Over £399,950

EPC Rating C





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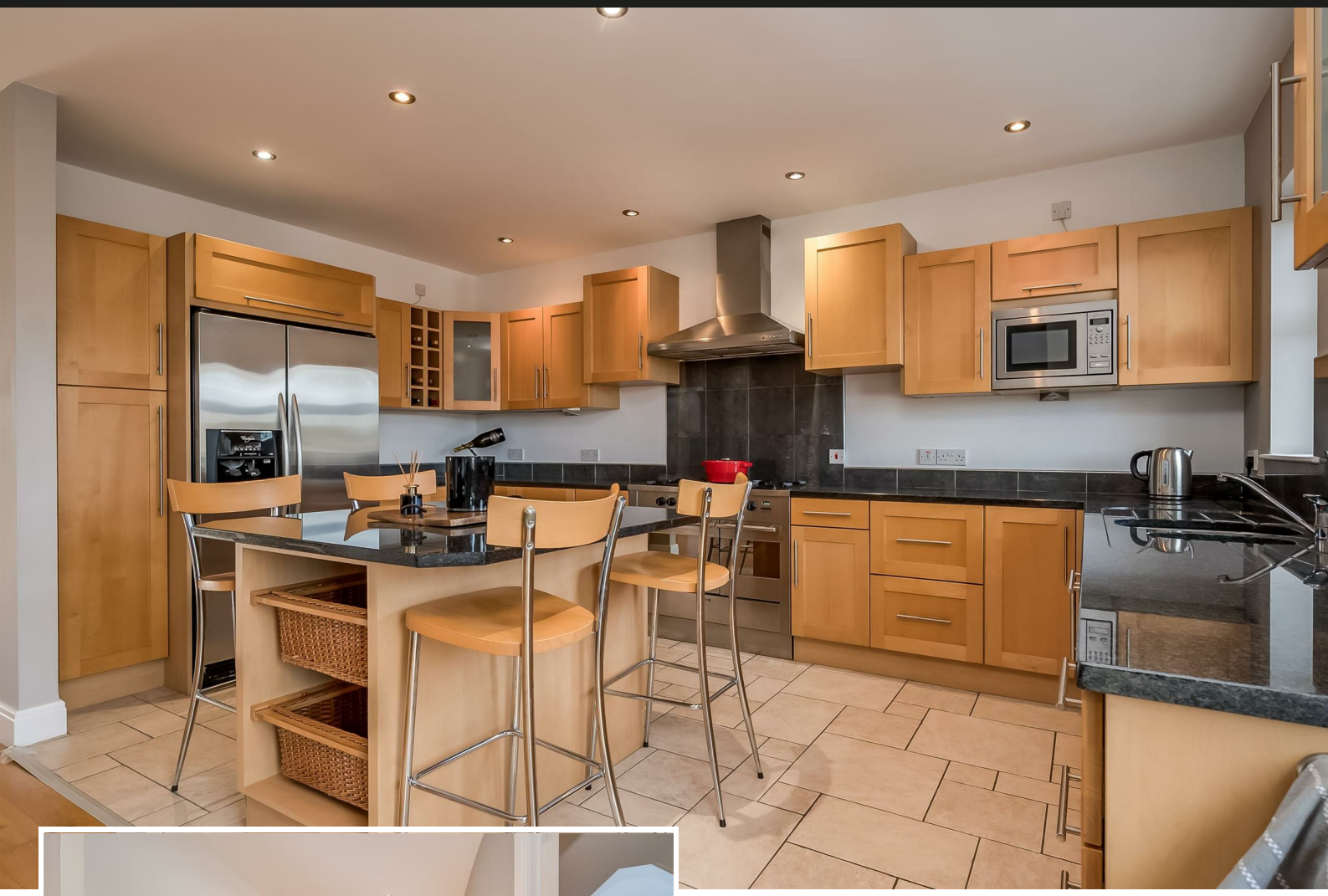




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
Dual tone, double glazed, hardwood front door. Stairwell leading to first floor. Tiled floor. Alarm panel. Sensor lighting.

FURNISHED CLOAKROOM
Contemporary, white two piece suite comprising pedestal wash hand basin and WC. Feature floor to ceiling splash back to wash hand basin with mirror panels inset. Tiled floor.

GUEST BEDROOM 16'9" x 14'2" (wps)
Twin windows enjoying stunning, uninterrupted views over Belfast Lough towards the County Down coastline and Belfast Harbour. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM
Fully tiled shower enclosure with thermostat controlled shower unit. Part tiled walls and tiled floor.

FIRST FLOOR

LANDING
Stairwell leading to second floor. Sensor lighting.







FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising pedestal wash hand basin and WC. Feature floor to ceiling splash back to wash hand basin with mirror panels inset. Tiled floor.

LOUNGE 17'7" x 14'11"

Engineered timber flooring. PVC double glazed French doors leading to paved private balcony area and matching twin windows to front elevation enjoying stunning, uninterrupted views over Belfast Lough towards the County Down coastline and Belfast Harbour. Intercom phone handset. Recessed spotlights. Open arch into:

DINING HALL 11'2" x 6'6"

Engineered wooden flooring. Glass block feature wall. Recessed spotlights. Open into:

KITCHEN THROUGH LIVING / DINING ROOM 31'7" x 15'7" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting polished granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Matching breakfast bar island with storage units inset. Space for range cooker with oversized, stainless steel pyramid style extractor canopy. Space for American style fridge freezer. Integrated dishwasher and microwave oven. Glass fronted display cabinets and integrated wine rack. Recessed spotlights. Splash back tiling to walls. Tiled floor to kitchen area and engineered timber flooring to living/dining area. Intercom phone handset. PVC double glazed French doors to Juliet style balcony to rear. Living area with twin windows to rear elevation.

SECOND FLOOR

LANDING

Sensor lighting. Access to shelved walk in hot press (pressurised system) with velux window, light and timber flooring.

PRINCIPAL BEDROOM 17'6" x 15'1" (wps)

PVC double glazed French doors with arched fan light over leading to Juliet style balcony enjoying stunning, uninterrupted views over Belfast Lough towards the County Down coastline and Belfast Harbour. Range of fitted wardrobes, lockers and drawers. Intercom phone handset. Recessed spotlights.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary three piece suite comprising shower enclosure, vanity unit and WC. 'Pharo' thermostat controlled shower unit with massage jets.

BEDROOM 3 13'5" x 8'3"

BEDROOM 4 12'1" x 8'8" (wps)

DELUXE FULLY TILED BATHROOM

Contemporary four piece suite comprising freestanding oval bath with wall mounted mixer tap and shower attachment, separate shower enclosure with thermostat controlled shower unit, pedestal wash hand basin and WC. Recessed spotlights.

EXTERNAL

Electric gates leading to two dedicated parking spaces to rear.
Communal gardens.
Guest/overflow car park to front.
Entrance porch.
External lighting.

INTEGRAL DOUBLE GARAGE 19'6" x 16'10"

Power operated, PVC coated roller shutter door, separate service door, light, power and beam vacuum hub. Utility area with low level storage units, contrasting work surface area and stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Alarm panel.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



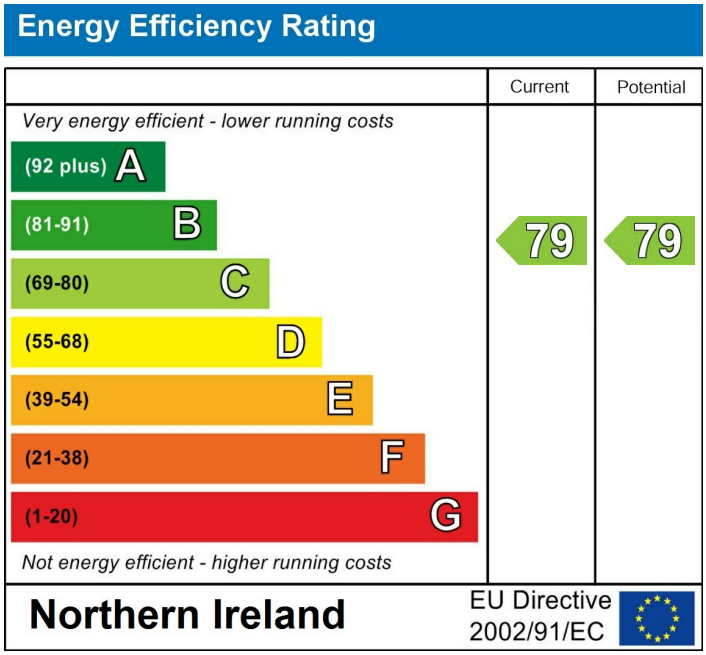


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, four bedroom/ two+ reception townhouse extending in excess of 2,000 sq ft, benefitting from secure gated parking and stunning, uninterrupted views over Belfast Lough towards the County Down coastline and Belfast Harbour. The property comprises entrance hall, two separate furnished cloakrooms, lounge with French doors to paved private balcony and open arch to dining hall, modern fitted kitchen through to living/dining room, four generously proportioned bedrooms, to include principal and guest bedrooms with en suite shower room, and deluxe, fully tiled bathroom with contemporary four piece suite. Externally the property enjoys electric gates leading to two dedicated parking spaces to rear, integral double garage encompassing utility area, guest/overflow car park to front, and communal gardens. Other attributes include gas heating system with under floor heating throughout, PVC double glazing, Beam vacuum system, and close proximity to local amenities, schools, public transport routes and main commuter networks. 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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Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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