

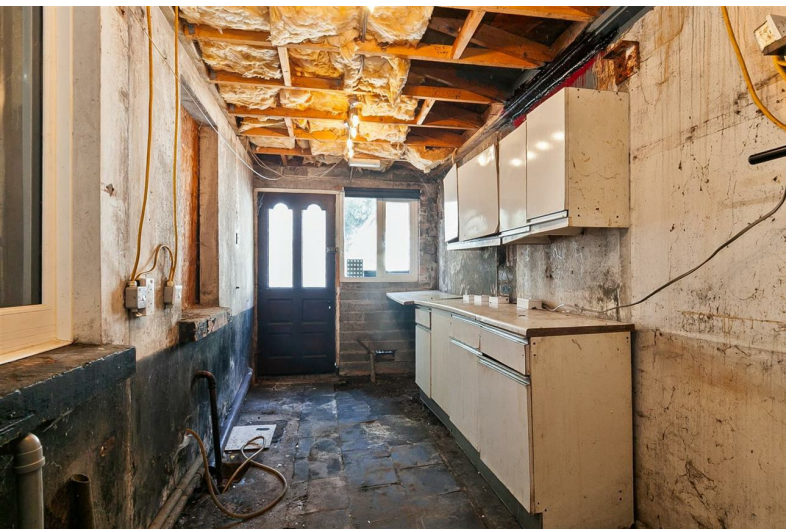


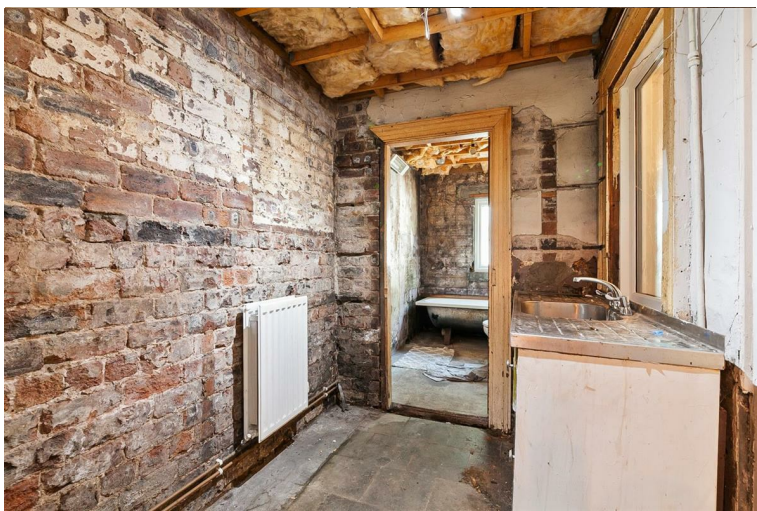
12 Fairymount Terrace, Carrickfergus, BT38 7HN

- Mid Terrace
- Two Well Proportioned Bedrooms
- Kitchen; Utility Room
- Gas Heating; PVC Double Glazing
- Convenient Location
- Renovation Project
- Lounge; Separate Dining Room
- Bathroom
- Timber Workshop/Garage; Garden
- Cash Offers Only

Offers Over £39,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Glass panelled, hardwood front door. Quarry tiled floor. Glass panelled door leading to:

#### LOUNGE 13'11" x 11'1"

Open fire in granite fireplace with tiled inset, matching hearth and timber surround. Wood laminate floor covering.

#### DINING ROOM 13'10" x 9'0" (wps)

Stairwell to first floor.

#### KITCHEN 16'10" x 6'9"

Range of fitted storage units. Glass panelled external door.

#### UTILITY ROOM 8'1" x 6'0"

Stainless steel sink unit.



## **BATHROOM**

Three piece suite comprising bath, pedestal wash hand basin and WC.

## **FIRST FLOOR**

### **LANDING**

Exposed tongue and groove timber flooring.

### **BEDROOM 1 11'1" x 10'9" (wps)**

View towards Carrickfergus Golf Course. Exposed tongue and groove timber flooring.

### **BEDROOM 2 13'11" x 9'0"**

View towards Belfast Lough. Exposed tongue and groove timber flooring. Gas fired central heating boiler.

## **EXTERNAL**

Timber garage/store.

Fully enclosed rear garden.

## **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.





**Two bedroom mid terrace property, conveniently situated on Fairymount Terrace, Carrickfergus.**

**The property comprises entrance porch, lounge, dining room, kitchen, utility room, bathroom, and two well proportioned bedrooms.**

**Externally, the property enjoys timber garage/workshop and enclosed garden to rear.**

**Other attributes include gas heating, PVC double glazing, and views towards Belfast Lough and Carrickfergus Golf Course.**

**The property is in need of maintenance and completion, as generously reflected within marketing figure.**

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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