



## 153 Broadlands, Carrickfergus, BT38 7BA

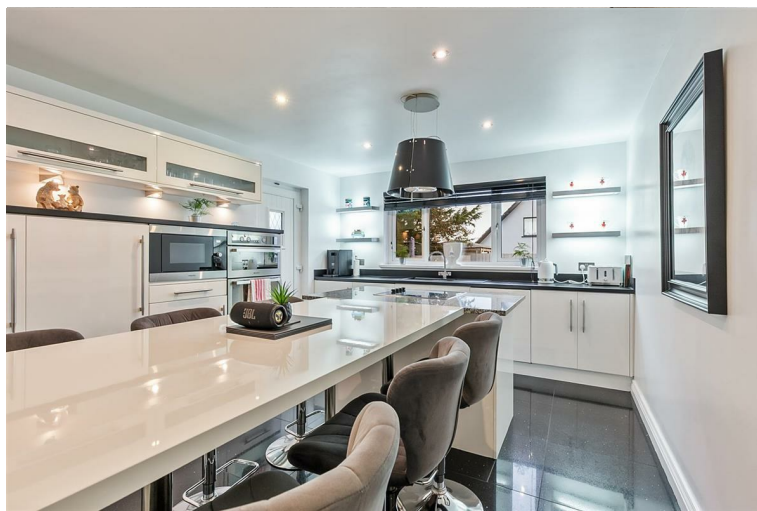
- Detached Chalet Bungalow
- 4 Bed; 1 Rec / 3 Bed; 2 Rec.
- Kitchen With Informal Dining Area
- Family Bathroom; Furnished Cloakroom
- Private Driveway
- Adaptable Accommodation
- Bay-Fronted Lounge; Open Fire
- Luxury Fitted Kitchen
- Oil Heating; PVC Triple Glazing
- Gardens Front and Rear

Offers Over £229,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Access to cloakroom. Stairwell to first floor with glass balustrade.

#### FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Wood laminate floor covering.

#### LOUNGE 16'4" x 14'0" (wps)

Cast iron, focal point fireplace with tiled hearth and timber surround.

#### BEDROOM 4 / RECEPTION 2 11'5" x 9'10"

Wood laminate floor covering. PVC triple glazed French doors leading to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA 16'0" x 11'8"**

Luxury fitted white high gloss kitchen with range of high and low level storage units with contrasting melamine work surface. Contrasting solid granite worktop to island unit. Fitted breakfast bar/dining room table. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double oven, microwave oven, fridge freezer, washing machine, dishwasher and tumble dryer. Glass fronted display cabinets. Upstands to walls to match worktop. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and roof space.

### **BEDROOM 1 13'4" x 9'10" plus wardrobe space**

Wall to wall fitted wardrobes in mirror panelled sliding doors. Access to under eaves storage.

### **BEDROOM 2 10'9" x 10'4"**

Wood laminate floor covering.

### **BEDROOM 3 11'9" x 7'10" plus wardrobe space (wps)**

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

### **BATHROOM**

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Fully tiled walls.

### **EXTERNAL**

Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.

Generous sized private driveway finished in tarmac.

Entrance porch.

External lighting.

Fully enclosed rear garden finished in lawn, patio areas, decorative stone and tarmac service area.

Outside tap.

## **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.






**Immaculately presented, detached, chalet bungalow, occupying a prime site within the popular Broadlands development, Marshallstown Road, Carrickfergus.**

**The property offers adaptable accommodation and currently comprises entrance hall, furnished cloakroom, bay-fronted lounge with open fire, separate family room/bedroom four, kitchen with informal dining area, luxury fitted kitchen, three first floor bedrooms, and family bathroom, with white, four piece suite.**

**Externally, the property enjoys private driveway, and gardens front and rear, finished in lawn, patio areas, decorative stone, and range of plants, trees and shrubbery.**

**Other attributes include oil heating, PVC triple glazing, and convenient location.**

**Early viewing highly recommended.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

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