



47 Killaloe, Woodburn Road, Carrickfergus, BT38 8FL

- Immaculately Presented End Townhouse
- Lounge Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedroom En Suite
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Driveway; Lean To Metal Garage
- Convenient Location

Offers Over £179,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE THROUGH DINING ROOM 18'2" x 16'4" (wps)

Inglenook recess with cast iron multi-fuel burning stove with slate hearth. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.



## **KITCHEN WITH INFORMAL DINING AREA 11'5" x 10'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tile effect flooring.

## **FIRST FLOOR**

### **LANDING**

Access to built in store and roof space.

### **PRINCIPAL BEDROOM 11'5" x 11'5"**

Wood laminate floor covering.

### **EN SUITE SHOWER ROOM**

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tile effect flooring.

### **BEDROOM 2 11'0" x 10'1"**

Wood laminate floor covering.

### **BEDROOM 3 9'10" x 3'10"**

Wood laminate floor covering.

### **FAMILY BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Splashback panelling to walls. Wood laminate floor covering.

### **EXTERNAL**

Private driveway area finished in tarmac.

Low maintenance front garden finished in paving, raised flower bed and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

Outside tap.

Double gates leading to further driveway area, finished in brick pavior.

Lean to metal garage and log store.

Fully enclosed side and rear garden finished in lawn, paved patio areas, brick pavior, and stone.

Enclosed service area.

## **GARAGE 17'5" x 9'11"**

## **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, three bedroom, end townhouse property, occupying an end of cul-de-sac position within the popular and conveniently positioned Killaloe development, Woodburn Road, Carrickfergus.**

**The property comprises entrance hall, furnished cloakroom, lounge through dining room, kitchen with informal dining area, three bedrooms, to include principal en suite, and separate family bathroom, with white, three piece suite.**

**Externally, the property enjoys private driveway, extending to rear via double gates, metal, lean to garage, low maintenance front garden, and fully enclosed rear garden finished in lawn and paved patio areas.**

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

**Early interest highly recommended.**

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>74</b>                                                                                                     | <b>76</b> |
| (55-68) <b>D</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  |           |

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