



62 Loughmourne Road, Carrickfergus, BT38 9AN

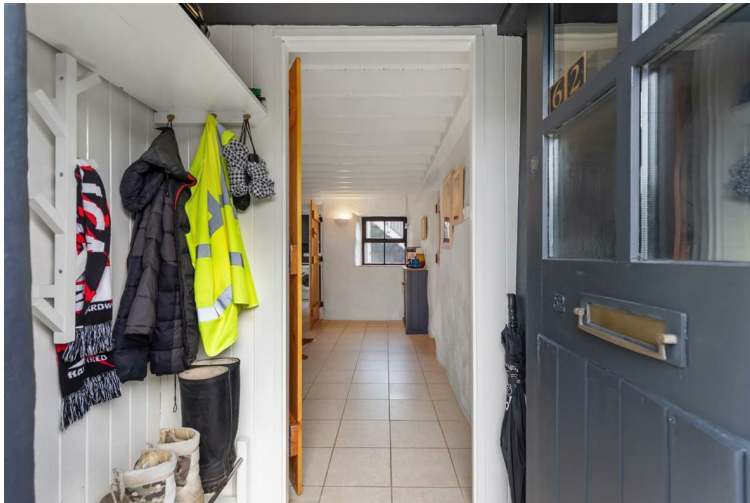
- Charming Farmhouse Property
- Lounge With First Floor Mezzanine Games Area
- Utility Room; Ground Floor Shower Room
- Oil Heating; Double Glazing
- Garden Store; Garden; First Floor Patio
- Three Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Deluxe Family Shower Room
- Generous Sized Private Driveway
- Rural Views Towards Lough Mourne Reservoir

Offers Over £285,000

EPC Rating D



Ground Floor



62 Loughmourne Road, Carrickfergus

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Tiled floor. Timber panelling to walls with cloak hanging space. Timber door leading to:

LOUNGE 26'8" x 17'1" (wps)

Ingenook style fireplace with cast iron, multi fuel burning stove on tiled hearth. Tiled floor. Vaulted ceiling. Stairwell leading to:

FIRST FLOOR MEZZANINE GAMES AREA 17'1" x 10'2"

Exposed tongue and groove timber flooring.

FAMILY ROOM 16'11" x 12'5"

Cast iron, multi fuel burning stove on tiled hearth. Dual aspect windows. Tiled floor.

DINING ROOM 16'9" x 12'5"

Cast iron wood burning stove on tiled hearth. Tiled floor. Stairwell to first floor.

KITCHEN WITH INFORMAL DINING AREA 16'11" x 10'3"

Modern fitted kitchen with comprehensive range of low level storage units with contrasting solid woodblock top. Ceramic Belfast sink. Space for range style oven with extractor hood over. Space for fridge freezer. Integrated dishwasher. Built in wine fridge. Breakfast bar area. Dual aspect windows. Tiled floor. Stable style glass panelled timber door leading to rear garden.



UTILITY ROOM 10'10" x 9'2"

Range of high and low fitted storage units with tiled worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to walk in store. Hardwood double glazed door leading to rear garden.

FULLY TILED SHOWER ROOM

Tiled shower area, pedestal wash hand basin and WC. Electric shower.

FIRST FLOOR

LANDING

Timber flooring.

BEDROOM 1 17'1" x 12'5"

Timber flooring. Access to roof space.

BEDROOM 2 10'11" x 10'3" (wps)

Timber flooring. Access to roof space.

BEDROOM 3 9'5" x 9'0"

Timber flooring. Access to roof space.

DELUXE SHOWER ROOM

Contemporary, three piece suite comprising oversized, fully tiled shower enclosure, sink basin and concealed cistern WC. Thermostat controlled main shower unit with drench shower head. Towel radiator. Half tiling to walls. Tiled floor.

EXTERNAL

Communal path to front.

External lighting.

Double gates leading to generous sized private driveway area finished in tarmac. Front garden finished in lawn and mature trees.

Brick pavior patio area.

Stairs leading to first floor paved entertaining area, enjoying rural views towards Lough Mourne Reservoir.

Outside tap.

PVC oil storage tank.

Boiler house with oil fired central heating boiler.

Separate log store.

LARGE GARDEN STORE 20'7" x 8'10" (wps)

Power and light.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.



Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Charming, three bedroom / three+ reception farm house property, situated on Loughmourne Road, Carrickfergus.

The property comprises entrance hall, lounge with first floor mezzanine games area, family room, dining room, kitchen with informal dining area, utility room, shower room, three first floor bedrooms, and deluxe family shower room.

Externally, the property enjoys generous sized private driveway, garden store, wood store, garden and first floor paved entertaining area.

Other attributes include oil heating, double glazing, and rural views.

Early interest 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
Northern Ireland	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 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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