

## 9 KINGSWAY CARRICKFERGUS BT38 7JZ



Semi detached house  
 Three bedrooms all with built in wardrobes  
 16'5 x 14'2 Lounge with double doors to kitchen diner  
 Kitchen open plan to dining room incorporating beech style units  
 Double doors from dining area to rear garden  
 White bathroom suite with shower over bath  
 Double glazing  
 Oil fired heating system  
 Garden at the rear, driveway at the side  
 Detached garage with roller door  
 Cul de sac location  
 Approximately 1.5 miles from Carrickfergus town centre  
 No on going chain  
 Ideal first time buy

### Offers Around £133,995

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

| 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>                            |                         |           |
| (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 |           |

### Entrance Hall

Entrance porch, double glazed windows and door to front aspect, door to



### Lounge

16'6 x 14'2

Double glazed window to front aspect, fireplace with wood surround and tiled hearth, radiator, laminate wood flooring, double doors to



### Kitchen/Diner

16'5 x 12'1

Double glazed window to rear aspect, double doors from dining area to rear garden, range of beach shaker style high and low level units with roll edge worktops, ceramic sink with mixer tap over, built-in stainless steel oven, four ring ceramic hob with extractor fan over, plumbed for washing machine, tiled splash backs, radiator



### Stairs & Landing

Double glazed window to side aspect, doors to





**Bedroom one**

13'5 x 9'5

Double glazed window to front aspect, built-in cupboard, radiator



**Bedroom two**

10'8 x 9'9

Double glazed window to rear aspect, built-in cupboard, radiator

**Bedroom three**

10'5 max x 6'8

Double glazed window to front aspect, built-in cupboard, radiator



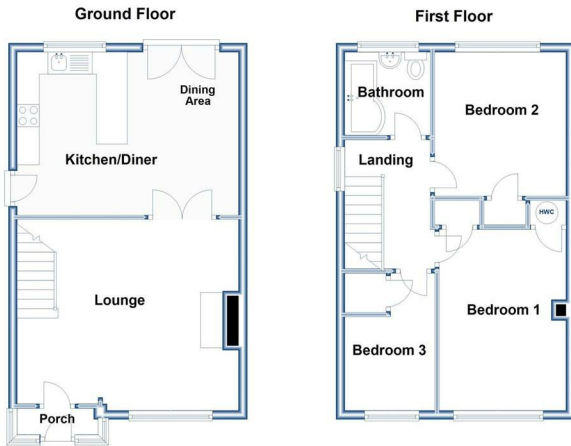
**Bathroom**

Double glazed window to rear aspect, white suite comprising low flush WC, pedestal sink, p-shaped panel enclosed bath with shower over, PVC panelled walls, radiator

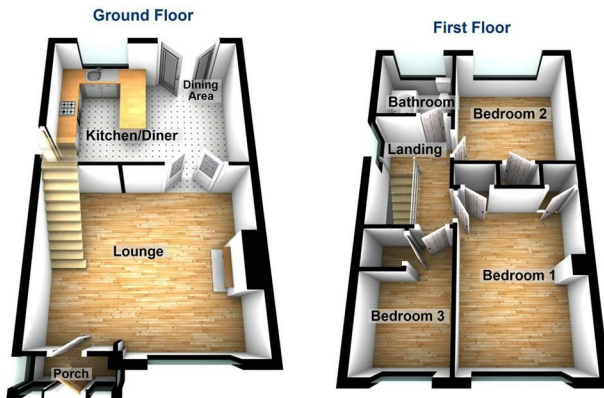
**Garden and Grounds**

At the rear of the property there is a garden fully enclosed, whilst at the front a garden in lawn with driveway providing off road parking for two cars

**Floor Plans**



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.



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