

**9 MARLBOROUGH GARDENS  
CARRICKFERGUS  
BT38 7SZ**



Situated in the Marlborough area of Carrickfergus just off the sought after North Road, this detached bungalow is presented to a high standard throughout, so whether you're a first-time buyer, a growing family, or someone looking to downsize, the property offers a versatile living space to suit your needs.

- Semi detached bungalow
- Three bedrooms all with laminate wood flooring
- 19' lounge with Oak flooring and feature fireplace
- 17' kitchen diner with Oak style units, built in oven, hob, extractor
- White bathroom suite incorporating white suite with P-Sytle bath
- Double glazed windows in upvc frames
- Oil fired heating system
- Gardens at the rear laid to neat lawn
- Driveway providing off road parking for three cars
- Cul de sac location
- Well presented throughout
- Approximately 1.5 miles from Carrickfergus town centre
- Convenient to transport links
- Ideal as a downsize
- Viewing strongly recommended

**Offers Around £168,950**

**Tenure: Leasehold**

**Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

New to the market... details, measurements and photos to follow shortly

THINKING OF SELLING ?  
ALL TYPES OF PROPERTIES REQUIRED  
CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS  
T: 028 93365986  
E:carrickfergus@ulsterpropertysales.co.uk

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.

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