

36 LOUGHVIEW VILLAGE CARRICKFERGUS BT38 7PD



Substantial detached house
Attractive red brick construction
Flexible family accommodation
Four / five bedrooms
Two/ three reception rooms
Master bedroom boasts en suite shower room
Bedroom two with double doors to Juliet style balcony
Family bathroom and additional downstairs shower room
Downstairs lounge open plan to sun lounge
First floor family room open plan to additional sun lounge
Views from sun lounge across Belfast Lough
20'6 x 11'8 kitchen diner with double doors to rear garden

Offers Around £279,950

Tenure: Freehold

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		69	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Kitchen boasts an extensive range of high and low level units
 Utility room & walk in storage cupboard
 Double glazed windows in upvc frames & gas heating system
 Integrated garage and driveway with parking for three / four cars
 Garden at the rear laid to patio
 Cul de sac location, located with in 1.5 miles of Carrickfergus town centre
 No ongoing chain
 Viewing recommended

Entrance Porch

Ceramic tiled floor, door to entrance hall



Entrance Hall

Ceramic tiled floor, doors to,



Lounge

22'11 x 12'4 rt 10'11'

Double glazed windows to front aspect,
 double glazed corner windows to side aspect
 with sea views, fireplace with feature surround
 and hearth, radiator,



Kitchen/ Diner

20'6 x 11'8'

Double glazed window to side aspect & rear aspects, double glazed double door to rear garden, extensive range of high and low level units with roll edge worktops, 1.5 bowl stainless steel sink & drainer with mixer tap over, glazed display cabinet, extractor fan, plumbed for dishwasher, radiator, ceramic tile flooring



Utility Room

11'8 x 6'1'

Double glazed window to rear aspect, range of storage units with inset stainless steel sink & drainer, walk in larder /storage room

Dining Room/ Bedroom Five

11'8 x 10'9'

Double glazed window to front aspect, radiator



Downstairs shower room

White suite comprising low flush Wc, white hand basin & shower cubicle, ceramic tiled floor

Stairs & Landing

Storage cupboard, radiator, doors to,



Family Room

22'11" x 13' rt 10'11"

Double glazed windows to front aspect, double glazed corner windows to side aspect, with sea views, radiator



Bedroom One

16'3" x 10'8"

Double glazed window to front and side aspect, radiator, doors to en-suite



En-suite

Double glazed window to rear aspect, white suite comprising, low flush Wc, twin sinks, set on wooden dresser, shower cubicle, chrome heated towel rail, ceramic tiled floor



Bedroom Two

11'2 x 11'1'

Double doors to front aspect, leading to Juliet style balcony, radiator



Bedroom Three

11'6 x 11'5'

Double glazed window to side aspect, radiator

Bedroom Four

11'4 x 9'5'

Double glazed window to rear aspect, radiator



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, Twin sinks set on vanity unit, enclosed bath, radiator, ceramic tiled floor

Views



Grounds & Gardens

22'5 x 10'9"

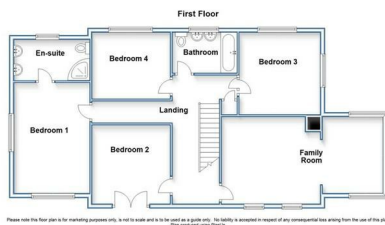
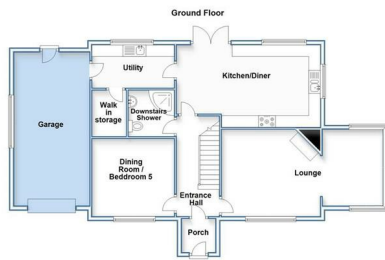
At the rear there is an enclosed garden laid to patio, whilst at the front a driveway with parking for three / four cars .



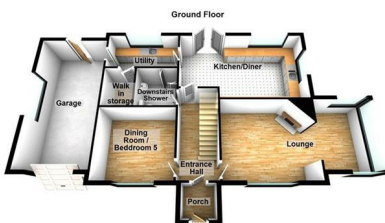
Garage

Double glazed window to side aspect, roller door, power & light

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 commercial loss arising from the use of this plan. (After presentation only please)



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Auctioneers Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00. In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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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.

REF: 16871714

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