

**15 BRACKENBERG ROAD  
BALLYCARRY  
BT38 9HX**



Semi detached house  
 Attractive red brick construction  
 Three bedrooms  
 15'7 x 11'7 lounge with feature fireplace  
 Double doors from lounge to kitchen diner  
 18'2 x 10' kitchen diner with beech style units  
 Kitchen diner open plan to sun room  
 White bathroom suite incorporating separate shower cubicle  
 Solid wood flooring through the lounge, dining room and sun room  
 Double glazed windows in upvc frames  
 Oil fired heating system  
 Detached red brick garage and driveway providing parking for four cars  
 Village location located approximately 4 miles from Carrickfergus  
 Ideal first time buy  
 Viewing recommended

**Offers Around £159,950**

**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		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### ENTRANCE HALL

Double glazed window to side aspect, under stairs cloaks cupboard, radiator, ceramic tiled floor.



### LOUNGE

15'9" x 11'8"

Double glazed windows to front aspect, fireplace with mahogany surround, marble & granite inset and hearth, solid wood flooring, radiator, double doors to kitchen diner



### KITCHEN / DINER

18'3" x 10'0"

Range of Beech high and low level units with roll edge worktops, inset 1.5 stainless steel sink and drainer with mixer tap over, built in stainless steel double oven and four ring ceramic hob, integrated fridge freezer, dishwasher, part ceramic tiled flooring, part solid wood flooring, open plan to sun room.





**SUN ROOM**

12'9" x 9'9"  
Double glazed window to rear and side aspects, radiator, solid wood flooring.

**STAIRS AND LANDING**

Double glazed window to side aspect, airing cupboard, doors to.



**BEDROOM ONE**

12'1" x 11'5"  
Double glazed window to rear aspect, radiator, door to bathroom.



**BEDROOM TWO**

11'7" x 10'2"  
Double glazed window to front aspect, radiator.

**BEDROOM THREE**

8'6" x 7'9" max  
Double glazed window to front aspect, radiator.



### **BATHROOM**

Double glazed window to rear and side aspect, white suite comprising low flush WC, pedestal sink and panel enclosed bath, separate shower cubicle, chrome heated towel rail, pvc panelling to walls.



### **GARDEN AND GROUNDS**

At the rear there is an enclosed garden with a patio area raised timber deck and conifer style hedging whilst at the front a garden in neat lawn and driveway.



### **GARAGE**

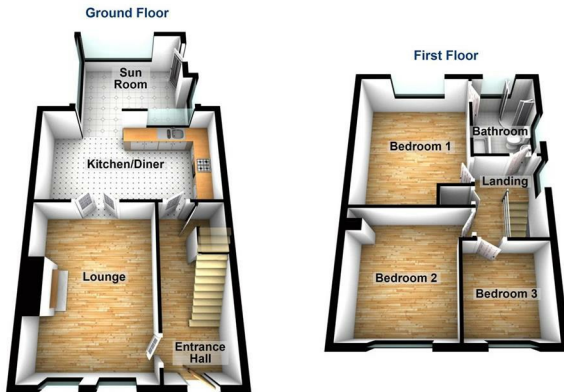
20'0" x 9'10"

Over head storage, electric roller door, power and 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 consequential loss arising from the use of this plan. Plan produced using PlanUp.



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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.

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