

**14 MEADOWBANK  
CARRICKFERGUS  
BT38 8GZ**



Red brick detached house  
 Generous, flexible family accommodation  
 Three / four double bedrooms  
 Master bedroom boasts herring bone style flooring and Juliet style balcony  
 En-suite shower room off master bedroom with modern suite and tiling  
 17'7 x 16'4 lounge incorporating feature fireplace  
 Family room / fourth bedroom with sliding patio doors to rear gardens  
 Contemporary Shaker style kitchen units  
 Double doors from kitchen to oak style conservatory  
 Double doors from conservatory to timber deck & further doors to rear garden  
 Family bathroom incorporating a modern four piece suite & contemporary tiling  
 Downstairs Wc, solid wood flooring through lounge, family room and entrance hall  
 Double glazed windows in Oak style upvc frames & gas heating system  
 Enclosed gardens at the rear laid to lawn with timber deck  
 Quirky, stylish, contemporary and spacious throughout  
 Located in highly sought after Old Shore location  
 Viewing most highly recommended

**Offers Around £264,995**

**Tenure: Leasehold**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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	



**Entrance hall**

Double glazed door, radiator, solid wood flooring, doors to



**Downstairs Wc**

White suite comprising low flush Wc, wash hand basin set on vanity unit, radiator, solid wood flooring



**Lounge**

17'7 x 16'4

Double glazed windows to front and rear aspects, fireplace with maple surround, granite inset and hearth, radiator, solid wood flooring





**Family room / bedroom four**

16'3 x 9'8

Double glazed window to front aspect, double glazed window and door to rear garden, radiator, solid wood flooring



**Kitchen**

16'4 x 10'

Double glazed window to rear aspect, double glazed double doors leading to conservatory. Excellent range of contemporary shaker style units with contrasting worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over. Built in stainless steel double oven and gas hob with extractor fan over. Integrated dishwasher and plumbing for washing machine. Radiator, tiled flooring.



**Conservatory**

15'10 x 8'10

Upvc construction with two sets of double doors leading to rear garden and timber deck, radiator.



**Stairs and landing**

Double glazed window to rear aspect, velux window to front aspect storage cupboards, door to



**Bedroom one**

16'4 x 11'5

Double glazed double doors leading to Juliet style balcony, double glazed window to rear aspect, radiator, herring bone style flooring, door to ensuite



**En suite**

Velux window to rear aspect, contemporary white suite comprising, low flush Wc, floating sink set on vanity unit, shower cubicle with shower over. Fully tiled walls, tiled flooring

**Bedroom two**

16'5 x 10'

Double glazed window to rear aspect, radiator

**Bedroom three**

9'6 x 9'2

Double glazed window to rear aspect, radiator



**Bathroom**

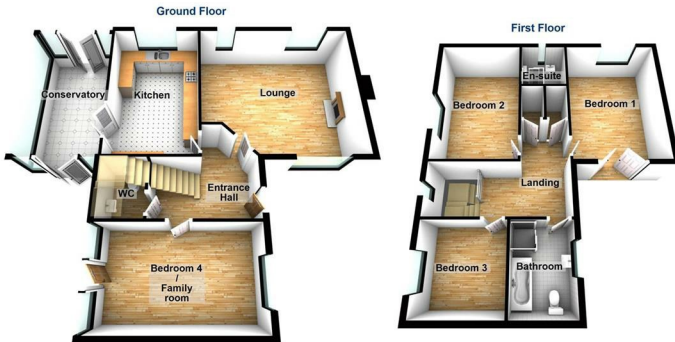
Double glazed window to front aspect, contemporary white suite comprising low flush Wc, floating wash hand basin set on vanity unit. Enclosed free standing bath with chrome mixer shower attachment, separate shower cubicle. Fully tiled walls and floor.

### Gardens & Grounds

At the rear there is a fully enclosed garden with a south westerly aspect. Gardens laid to lawn with timber deck.



**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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