

**16 LOUGHVIEW VILLAGE
CARRICKFERGUS
BT38 7PD**



Substantial red brick detached house
Accommodation extends to circa 1900 sqft
Four / five bedrooms incorporating four double rooms
En-suite shower room with contemporary tiling and suite
21' x 12' lounge with cast iron stove
Dining room open plan to sun room
12' x 11' sun room
Shaker style kitchen

Offers Around £269,950

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			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Solid wood flooring throughout lounge and dining room

Utility room

White bathroom suite boasting corner suite bath, separate shower cubicle and contemporary tiling

Double glazing and oil fired heating system

Enclosed rear garden

19' x 12' garage with overhead storage

Sea views across Belfast Lough to County Down

Approximately 1.5 miles from Carrickfergus town centre

Well presented

Superb Family accommodation

Entrance hall

Ceramic tiled flooring, radiator, under stairs cupboard, double doors to lounge



Lounge

21'6" x 12'7"

Double glazed window to front aspect, fireplace with brick surround and cast iron stove, radiator, solid wood flooring, double doors to:



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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Dining room

11'0" x 10'6"

Solid wood flooring, radiator, open plan to sun room.



Sun room

12'1" x 11'10"

Double glazed window and double glazed door to rear garden, radiator, ceramic tiled flooring.



Kitchen

12'4" x 10'6"

Double glazed window to rear aspect, range of white high and low level units with roll edge worktops, inset 1.5 bowl sink and drainer, chimney style extractor fan.

Utility room

Double glazed door and window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, radiator, ceramic tiled flooring.



Bedroom one

14'7" x 10'9"

Double glazed window to front aspect, radiator, door to en-suite.



En-suite

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, shower cubicle, contemporary wall and floor tiling.

Stairs and landing

Access to loft space, Velux window to front aspect, radiator, doors to:



Bedroom two

13'3" x 11'10"

Double glazed window to rear aspect, radiator, laminate wood flooring.



Bedroom three

14'3" x 11'10"

Double glazed window to front aspect, radiator,

Bedroom four

16'8" x 10'9"

Double glazed window to front aspect, radiator, laminate wood flooring.

Bedroom five

9'4" x 6'10"

Double glazed window to rear aspect, radiator, laminate wood flooring.



Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, pedestal sink and panel enclosed bath, separate shower cubicle, chrome towel rail, fully tiled walls, ceramic tiled flooring.

Garage

12'9" x 19'6"

Roller door, power and light, beam vacuum system.

Gardens

At the rear there is an enclosed garden part laid to patio, part laid to tarmac, whilst at the front a garden in lawn.



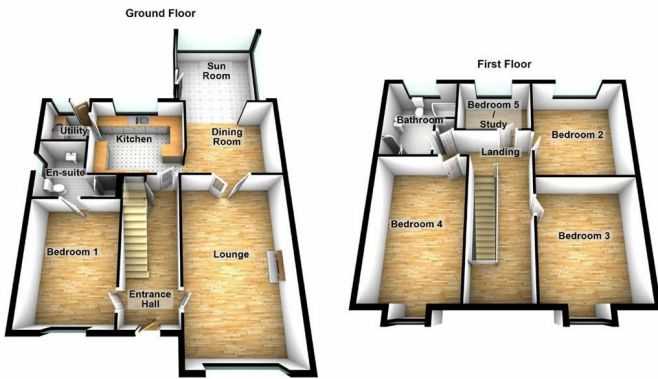
View



Floor Plan



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 Planity.



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