

## 9 TUDOR PARK CARRICKFERGUS BT38 9TP



Detached house with flexible accommodation  
 Three bedrooms with optional fourth bedroom on ground floor  
 Master bedroom extends to 17' with built in mirrored slide robes  
 Lounge incorporating bay window and cast iron stove  
 Downstairs Wc with white suite  
 Family room/ dining room or additional bedroom  
 15'11 x 11'8 kitchen diner with an excellent range of shaker style units  
 White four piece bathroom suite incorporating separate shower cubicle  
 Double glazing and oil fired heating system  
 Detached matching garage and driveway with parking for 2/3 cars  
 Enclosed rear garden laid to lawn with timber deck  
 Well presented throughout  
 Conveniently located approx. 2 miles from Carrickfergus town centre  
 Schools, shops, leisure facilities and transport links all within a 2 mile radius  
 Viewing strongly recommended

### Offers Around £209,950

Tenure: Leasehold

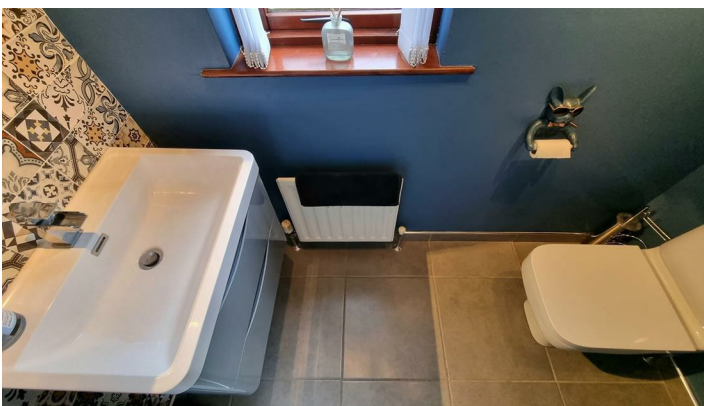
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-04) D		53	63
(09-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



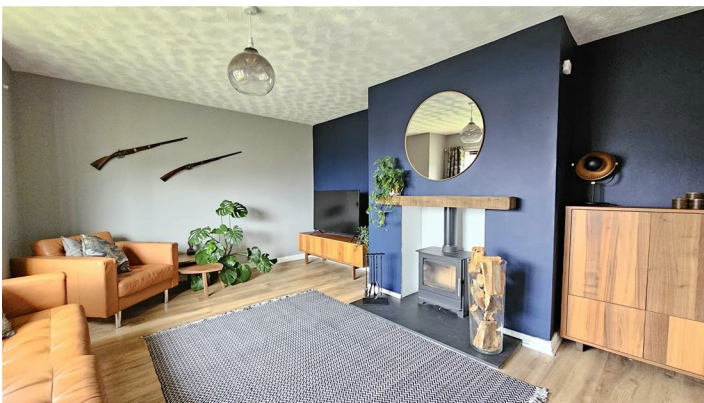
**Entrance hall**

Double glazed window to side aspect, storage cupboard, radiator, doors to



**Downstairs Wc**

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, radiator, tiled flooring



**Lounge**

16'3 x 13'10 into bay  
Double glazed bay window to front aspect, fireplace with cast iron stove, radiator, laminate wood flooring





**Kitchen diner**

15'11 x 11'8

Double glazed window to rear aspect, excellent range of shaker style high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, breakfast bar, extractor fan, plumbed for dishwasher, radiator, ceramic tiled floor



**Family room/ bedroom four**

11'4 x 9'8

Double glazed window to rear aspect, radiator

**Stairs and landing**

Doors to



**Bedroom one**

17'8 x 9'7

Double glazed window to rear aspect, fitted sliding wardrobes, radiator



**Bedroom two**

9'8 x 9'1

Double glazed window to front aspect, radiator

**Bedroom three**

11'9 x 8'3 max

Double glazed window to front aspect, radiator



**Bathroom**

Velux window to side aspect, white suite comprising low flush Wc, pedestal sink and enclosed bath. Shower cubicle, radiator

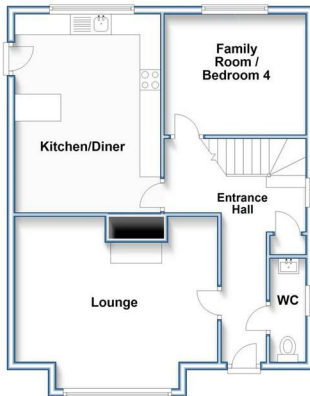


**Gardens and grounds**

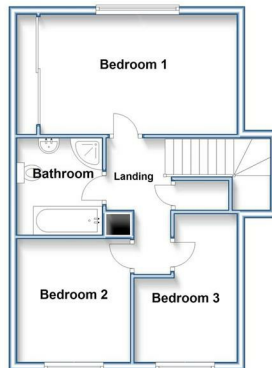
At the rear there is a fully enclosed garden laid to lawn with timber decking. At the front a garden in lawn and a driveway leading to a detached garage

## Floor plans

Ground Floor



First Floor

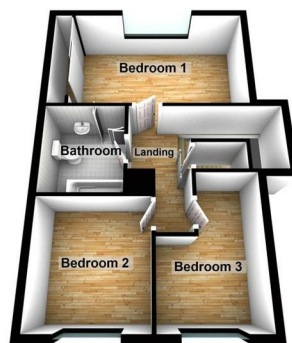


Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Ground Floor



First Floor



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## Garage

17'7 x 11'1

Roller door, power and light, door to rear garden

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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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