

**28 KIRKLAND SQUARE
CARRICKFERGUS
BT38 8JS**



End terrace house

Three bedrooms all with built in wardrobes

14' x 10'2 lounge

Matching porcelain flooring through entrance hall and lounge

Separate dining room boasting double patio doors to rear garden

Contemporary kitchen units incorporating brick style splashbacks and built in oven

White bathroom suite with P-Style bath and separate Wc

Gas heating system, double glazed windows and pvc fascias

Enclosed rear garden part laid to lawn with a southerly aspect

Off road parking space

Ideal as a first time buy or downsize

Conveniently located to Carrickfergus town centre and amenities

Well presented, viewing recommended

Offers Around £126,950

Tenure: Leasehold

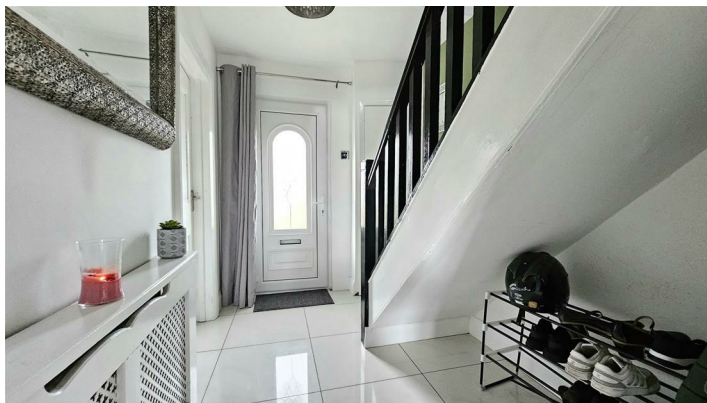
Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	60
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This well-presented end-terrace house is ideal for first-time buyers or those looking to downsize.

Offering a convenient location near Carrickfergus town centre, it features three bedrooms with built-in wardrobes, a 14' x 10'2 lounge with matching porcelain flooring extending through the entrance hall, and a separate dining room with patio doors leading to a south-facing enclosed garden. The modern kitchen includes stylish units, brick-style splashbacks, and a built-in oven, while the bathroom has a white suite with a P-style bath and a separate WC. Additional benefits include a gas heating system, double glazing, PVC fascias, and an off-road parking space.

Viewing is highly recommended.



Entrance Hall

Double glazed door, radiator, tiled flooring, doors to



Lounge

14'0 x 10'2
Double glazed window to front aspect, radiator, tiled flooring



Kitchen

10'5 x 10'0

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset sink and drainer with mixer tap over, brick style splashback, built in oven and 4 ring ceramic hob with extractor fan over



Dining Room

10'0 x 9'9

Double glazed doors to rear garden, radiator

Stairs & Landing

Doors to



Bedroom One

11'8 x 8'11

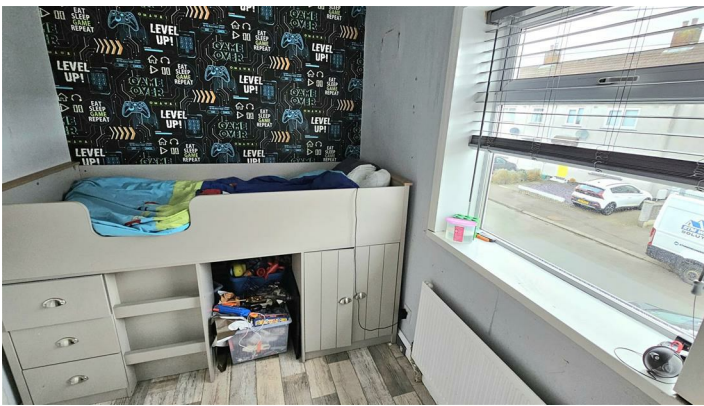
Double glazed window to rear aspect, built in wardrobe, radiator, laminate wood floor



Bedroom Two

10'5 x 9'11

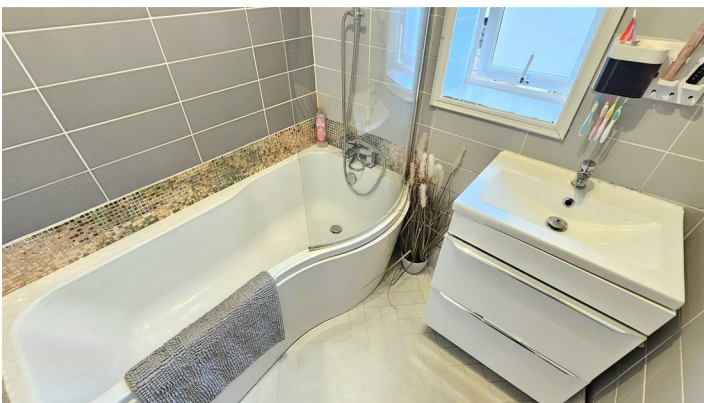
Double glazed window to front aspect, built in wardrobe, radiator, laminate wood floor



Bedroom Three

10'1 max x 6'8

Double glazed window to front aspect, built in wardrobe, radiator



Bathroom

Double glazed window to rear aspect, white suite comprising P-shape bath, wash hand basin set on floating vanity unit, tiled walls, radiator

WC

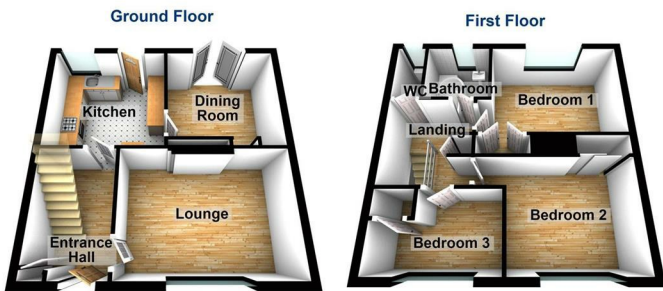
Double glazed window to rear aspect, low flush WC



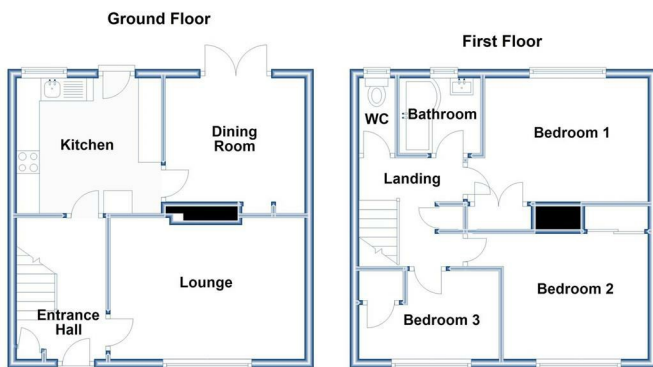
Gardens & Grounds

At the rear there is a fully enclosed garden part laid to lawn with a southerly aspect. At the front there is a garden and a driveway

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.



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.

•
THINKING OF SELLING ?
ALL TYPES OF PROPERTIES REQUIRED
CALL US FOR A FREE NO OBLIGATION VALUATION

UPS CARRICKFERGUS

T: 028 93365986

E: carrickfergus@ulsterpropertysales.co.uk

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: 18293807

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: 18293807

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: 18293807

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: 18293807

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: 18293807

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515

