

## 7 SANDRINGHAM PLACE CARRICKFERGUS BT38 9EQ



Detached bungalow  
Three bedrooms  
17'4 x 12'2 lounge with a feature fire place  
Kitchen open pan to dining room  
Utility room  
Shower room with a white suite  
Double glazed windows in upvc frames and pvc fascias  
Oil fired heating system  
Driveway providing off road parking and a matching detached garage  
Excellent gardens at the rear laid to lawn  
Cul de sac location  
No on going chain  
Ideal downsize

### Offers Around £184,950

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			
(39-54) E		46	48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

This well-presented detached bungalow is an ideal option for those looking to downsize, and offers a practical layout and a highly convenient location close to the town centre and all amenities.

The property features three well-proportioned bedrooms and a spacious 17'4 x 12'2 lounge with a feature fireplace, while the kitchen is open plan to the dining room, creating a functional and sociable area, a separate utility room adds further convenience. The shower room is fitted with a white suite, and the home benefits from double-glazed uPVC windows, PVC fascias, and an oil-fired heating system for added comfort and efficiency.

Externally, the property enjoys excellent rear gardens laid to lawn, a driveway providing off-road parking, and a matching detached garage. Situated in a quiet cul-de-sac, this home offers a peaceful setting with the added advantage of no ongoing chain, making for a straightforward move.

Viewing is highly recommended.

### **Entrance Place**

Double glazed window to front aspect, door to entrance hall

### **Entrance Hall**

Airing cupboard, doors to



### **Lounge**

17'4 x 12'2

Double glazed window to front aspect, fireplace with mahogany surround with granite and tiled inset and hearth, radiator





**Kitchen/Diner**

15'8 x 10'6

Double glazed windows to side aspect, range of high and low level units with roll edge worktops, inset 1.5 sink and drainer with mixer tap over, extractor fan, tiled splashbacks, radiator



**Bedroom One**

14'10 x 11'1

Double glazed window to rear aspect, radiator



**Bedroom Two**

9'9 x 9'8

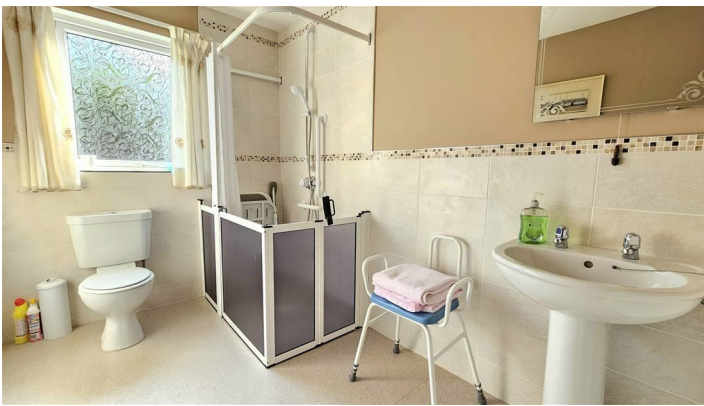
Double glazed window to rear aspect, radiator



**Bedroom Three**

9'10 x 9'4

Double glazed window to front aspect, radiator



**Shower Room**

Double glazed window to side aspect, wet room style shower room with white suite comprising low flush WC, pedestal sink and walk in shower



**Gardens & Grounds**

At the rear there is a garden laid to lawn with a patio area and raised timber deck. At the front there is a garden in lawn and a driveway



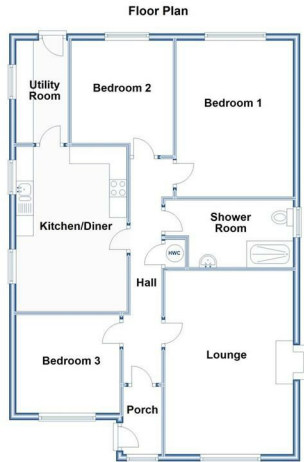
**Garage**

Detached garage with up and over door, power and light

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: 16856254**

## 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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