

3 EDEN COURT CARRICKFERGUS BT38 7QB



Mid terrace house

Three bedrooms

Ensuite shower room off the master bedroom

15'9 x 12'1 lounge incorporating an under stairs storage cupboard

Kitchen with beech style units and separate utility room

Family bathroom with a white suite

Downstairs Wc

Double glazed windows in white upvc frames & Gas heating system

Two off road parking spaces

Located in a courtyard style development

Ideal investment property

Offers Around £99,950

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		72	75
(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	

This mid terrace house is set within a courtyard style development and provides well laid out accommodation that includes three bedrooms, with the master bedroom benefiting from an en suite shower room, alongside a family bathroom fitted with a white suite and the added convenience of a downstairs WC. The ground floor comprises a 15'9 x 12'1 lounge incorporating an under stairs storage cupboard, which leads through to a kitchen fitted with beech style units and a separate utility room, while further features include double glazed windows in white uPVC frames, a gas heating system and two off road parking spaces.

The location is convenient to Downshire train station and places Carrickfergus town centre within approximately 1.5 miles, making it accessible to shopping facilities, schools and the seafront. The property is currently tenanted, making it an ideal investment opportunity, with rental yield information available on request and viewings invited from property investors.

Entrance hall

Radiator, doors to



Lounge

15'9 x 12'1

Double glazed window to front aspect, under stairs cupboard, radiator, door to kitchen



Kitchen

9'3 x 8'5

Double glazed window to rear aspect, range of high & low level units with roll edge worktops, inset stainless steel sink & drainer with mixer tap over, radiator, door to utility room

Utility room

Radiator, doors to

Downstairs Wc

White suite comprising low flush Wc, wash hand basin

Stairs and landing

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.

REF: 18569895



Bedroom one

10'9 x 8'11
Double glazed window to front aspect,
radiator

Ensuite

White suite comprising low flush Wc, wash hand basin, shower cubicle, radiator



Bedroom two

9'1 x 8'6
Double glazed window to rear aspect, radiator

Bedroom three

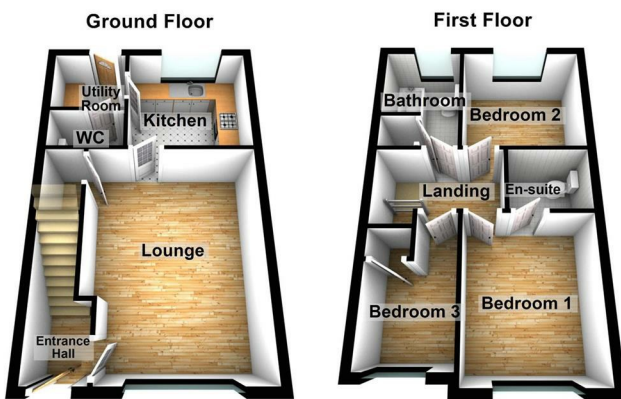
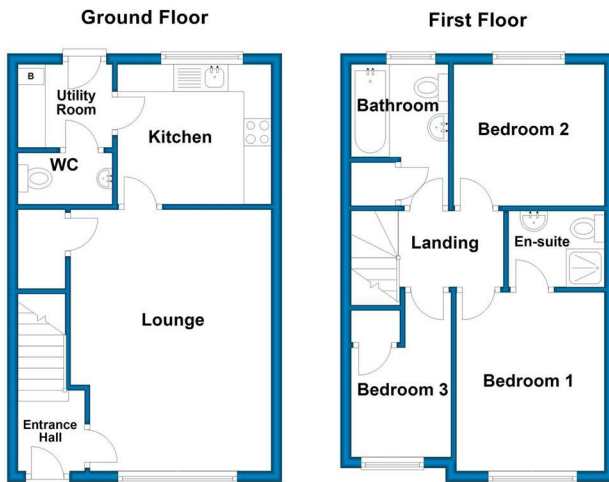
6'7 x 6'2
Double glazed window to front aspect, radiator



Bathroom

Double glazed window to rear aspect, white
suite comprising low flush Wc, wash hand
basin, enclosed bath, storage cupboard,
radiator

Floor plan



Thinking of Selling?
All types of Properties Required
Call us for a free no obligation Valuation

UPS Carrickfergus
T: 028 9336 5986
E: carrickfergus@ulsterpropertysales.co.uk

New to the market... Internal photos to follow shortly

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ALL TYPES OF PROPERTIES REQUIRED
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