

## 117 BROADLANDS CARRICKFERGUS BT38 7BA



### Detached house

Flexible accommodation, either three/four bedrooms or two/three reception rooms  
Master bedroom incorporates An ensuite with a contemporary white suite and freestanding bath  
Bedrooms two and three both doubles  
17'2 x 11'9 lounge with a bay window, cast iron inset fireplace & double doors to dining room  
Dining room has a sliding patio door out to the rear gardens  
Family room or optional double bedroom four  
Kitchen with a breakfast bar and built in double oven, hob and extractor  
Utility room and downstairs W.c.  
Family shower room has a modern white suite and fully tiled walls  
Double glazing and gas heating system  
Landscaped gardens at the rear, fully enclosed part laid to lawn with a decking and patio area  
Off road parking for three cars  
Cul de sac location approximately 2 miles from Carrickfergus town centre  
Excellent accommodation for a growing family

## Offers Around £259,950

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		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

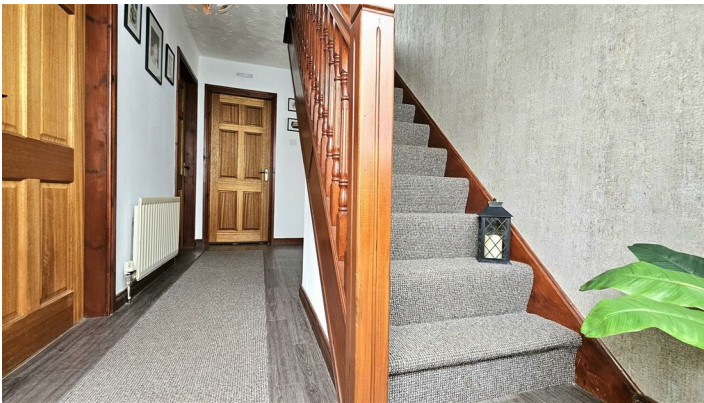
Set in a quiet cul-de-sac about two miles from Carrickfergus town centre, this detached home offers generous and highly flexible accommodation that will suit a range of family lifestyles. The layout can be arranged as three bedrooms with three reception rooms, or as four well-proportioned double bedrooms if the family room is used as an additional bedroom. The main lounge is a spacious and features a bay window and a cast-iron inset fireplace, while double doors open into the dining room, which in turn leads through patio doors to the rear garden. The kitchen offers a built in double oven and hob with a breakfast bar and is supported by a separate utility room and a convenient downstairs W.C.

Upstairs, the master bedroom includes a stylish ensuite with a freestanding bath, and the remaining bedrooms are all comfortable doubles served by a modern family shower room. The gardens have been beautifully landscaped by the current owners to create a private and well-balanced outdoor space, with lawns, a patio, and a decking area that make it ideal for children, entertaining, or relaxing. There is excellent off-road parking for several cars, double glazing, and gas central heating throughout.

This is a superb home in a sought-after location, combining flexibility, space, and quality outdoor living – early viewing is strongly recommended.

#### **Entrance hall**

Radiator, laminate wood floor, doors to



#### **Downstairs Wc**

Double glazed window to side aspect, white suite comprising low flush Wc , pedestal sink with vanity unit under, radiator

#### **Lounge**

19'7 into bay x 11'9

Double glazed bay window to front aspect, fire place with carved wood surround and cast iron tiled inset, radiator, double doors to dining room





**Dining room**

11'8 x 9'5

Double glazed sliding patio door to rear garden, radiator, ceramic tiled floor



**Family room**

12'7 x 10'3

Double glazed window to front & side aspect, radiator



**Kitchen**

11'8 x 9'3

Double glazed window to rear aspect, range of high & low level units with roll edge worktops, inset 1.5 bowl sink & drainer with mixer tap over, built in double oven, 4 ring ceramic hob & extractor fan, breakfast bar, radiator

**Utility room**

Door to rear garden, range of low level units

**Stairs and landing**

Doors to



**Bedroom one**

13'6 x 10'2

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



**En-suite**

Velux roof light to side aspect, white suite comprising low flush Wc, floating sink, free standing bath with chrome mixer shower over, chrome heated towel reel, part tiled walls

**Bedroom two**

11'9 x 9'7

Double glazed window to rear aspect, radiator, laminate wood floor

**Bedroom three**

11'8 x 9'2

Double glazed window to rear aspect, radiator, laminate wood floor



**Bathroom**

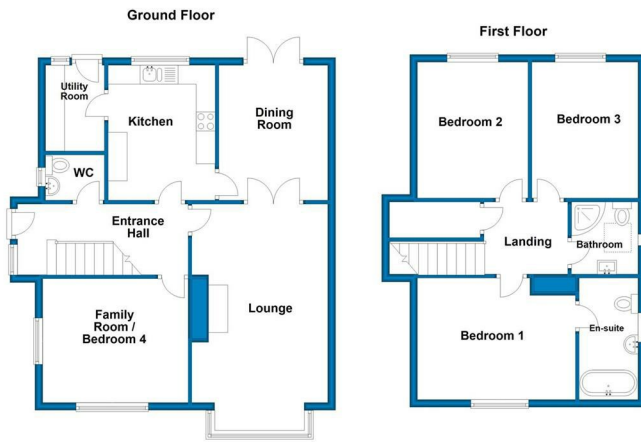
Velux roof light to side aspect, white suite comprising low flush Wc, wash hand basin set on vanity unit, corner shower cubicle, chrome heated towel reel, part tiled walls & floor

**Garden and grounds**

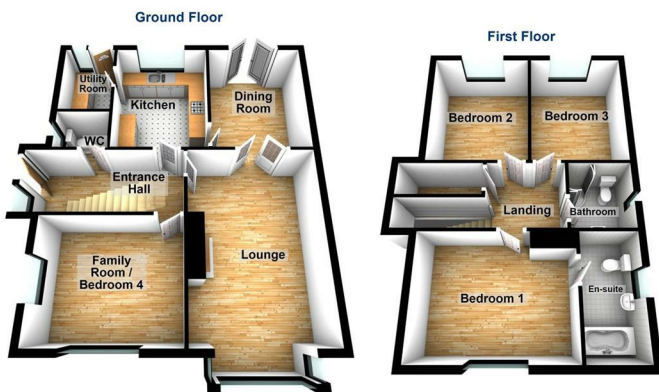
At there rear there is a fully enclosed landscaped garden, part laid to lawn with raised timber decking, patio area & gravel path ways. At the front there is a garden in lawn & driveway providing off road parking



**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 PlanUp.



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