ULSTER PROPERTY SALES
UPS

Carrickfergus Branch
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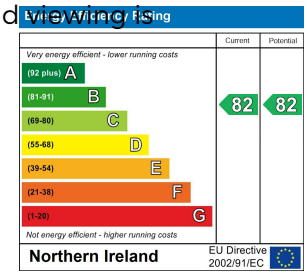
33 SUNNYLANDS GROVE
CARRICKFERGUS
BT38 8NR

Overlooking an open green and well positioned for both Carrickfergus town centre and the train station, this first floor apartment offers two-bedroom accommodation that should work equally well for a first-time buyer, someone looking to downsize or as an investment property. The 14'5 x 10'10 lounge incorporates a feature fireplace and provides access to a separate kitchen fitted with a range of beech style units, while both bedrooms are good sized doubles.

The shower room is finished with a white suite and electric shower, while double glazed windows in PVC frames and a gas heating system are also in place. Its proximity to the town centre, transport links and a wide range of amenities adds to the convenience of the location.

There is no ongoing chain, allowing for the possibility of a quick completion, and viewing is recommended.



Offers Around £84,950

Tenure: Leasehold

Viewing: Please contact Carrickfergus Branch Tel: 028 9336 5986

PRS Property Redress Scheme
OFT Approved code

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Entrance hall
Doors to

Lounge
14'5 x 10'10
Double glazed window to front aspect, feature stone fireplace & hearth, radiator, laminate wood floor, door to kitchen

Kitchen
8'4 x 8'3
Double glazed window to rear aspect, range of high & low level beech style units with roll edge worktops, stainless steel sink & drainer with mixer tap over, brick style splash back, tiled floor

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.

Bedroom one
11'3 x 10'9
Double glazed window to front aspect, built in wardrobe, radiator, laminate wood floor

Bedroom two
11'6 x 7'8
Double glazed window to side aspect, radiator, laminate wood floor

Bathroom
Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin, shower cubicle, PVC panelled walls & tiled floor

Gardens and grounds
At the rear there is communal parking

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Floor plan

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

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