



20 Carrickburn Road
Carrickfergus, BT38 7ND



Offers over £159,950



Located just off the desirable Larne Road, this charming bungalow presents a fantastic opportunity for first-time buyers. Boasting three well-proportioned bedrooms, fitted kitchen, an open plan lounge and dining area, a bright family bathroom, and the added benefit of a single garage, this home offers both space and functionality. The fully enclosed, private rear garden is perfect for relaxing or entertaining, while the private driveway provides convenient off-street parking. With local schools, amenities, and public transport links just a short distance away, this is an ideal home for commuters and young families alike.

PORCH 4'1 x 5'10 (1.24m x 1.78m)
Hardwood front door with glazed insets. Internal fully glazed door leading to hallway.

HALLWAY 12'4 x 4'9 (3.76m x 1.45m)
Solid wood flooring. Access to storage. Access to roofspace.

STORAGE 3'3 x 3 (0.99m x 0.91m)

STORAGE 2'9 x 3' (0.84m x 0.91m)

LIVING ROOM OPEN PLAN DINING ROOM 24'10 x 11'10 (7.57m x 3.61m)
Feature electric fire with wood surround and mantle. Contrasting inset and matching hearth. Solid wood flooring. Cornice ceiling. uPVC Patio doors leading to rear garden.

FITTED KITCHEN 10'2 x 9'2 (3.10m x 2.79m)
Range of high and low level units with contrasting formica worktops. Integrated extractor fan. Space for oven/hob. Space for washing machine. Space for fridge freezer. Stainless steel sink unit with drainer and mixer taps. Vinyl flooring. Cornice ceiling. Access to rear garden.

BEDROOM 1 13'1 x 11'10 (3.99m x 3.61m)
Built in wardrobe. Cornice ceiling.

STORAGE 2'8 x 3'11 (0.81m x 1.19m)

BEDROOM 2 11'6 x 12'7 (3.51m x 3.84m)
Built in storage. Cornice ceiling.

STORAGE 4'10 x 2 (1.47m x 0.61m)

BEDROOM 3 9'2 x 7 (2.79m x 2.13m)
Oak laminate flooring. Cornice ceiling.

STORAGE 4 x 2 (1.22m x 0.61m)

BATHROOM 6'7 x 8'7 (2.01m x 2.62m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Paneled with overhead shower and mixer taps. Tiled floors. Tiled walls. Heated chrome towel rail.

GARAGE 18'2 x 8'11 (5.54m x 2.72m)
Up and over garage door. Light and power.

OUTSIDE
Front, side and rear laid in lawn bordered by flower beds and mature shrubbery. Feature paved stone. Outdoor tap. Outdoor light.

Driveway with concrete finish and car port.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com