



12 Castleburn Park

Carrickfergus, BT38 7NZ



Offers over £159,950



Nest Estate Agents are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally situated in the popular Castleburn Park development just off the Larne Road in Carrickfergus.

The property offers well-proportioned accommodation comprising a welcoming lounge, fitted kitchen with informal dining area, three bedrooms and a white family bathroom suite. Externally, the property benefits from front and rear gardens, along with a paved driveway providing ample parking for multiple vehicles. Further benefits include gas-fired central heating.

Conveniently located close to a range of local schools, amenities, parks and public transport links, this home is sure to appeal to first-time buyers, young families and those looking for a well-located home in Carrickfergus.

HALLWAY 4'3 x 4'7 (1.30m x 1.40m)  
uPVC front door with glazed inset. Tiled flooring.

LIVING ROOM 15'10 x 13'5 (4.83m x 4.09m)  
Feature fire with brick feature surround and contrasting hearth. Laminate flooring. Cornice ceiling.

FITTED KITCHEN 15'10 x 14'4 (4.83m x 4.37m)  
Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Space for washing machine. Tiled splashback. Tiled flooring. Recessed spotlights. Access to rear garden.

FIRST FLOOR

BEDROOM 1 12'10 x 10'1 (3.91m x 3.07m)  
Wood flooring. Access to storage.

STORAGE 2'1 x 3'2 (0.64m x 0.97m)

BEDROOM 2 12'2 x 9'3 (3.71m x 2.82m)  
Access to storage.

STORAGE 2'1 x 3'2 (0.64m x 0.97m)

BEDROOM 3 9'2 x 7 (2.79m x 2.13m)

BATHROOM 6'1 x 6'5 (1.85m x 1.96m)  
White suite comprising fully enclosed shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled walls.

LANDING 10'4 x 6'4 (3.15m x 1.93m)  
Access to roofspace.

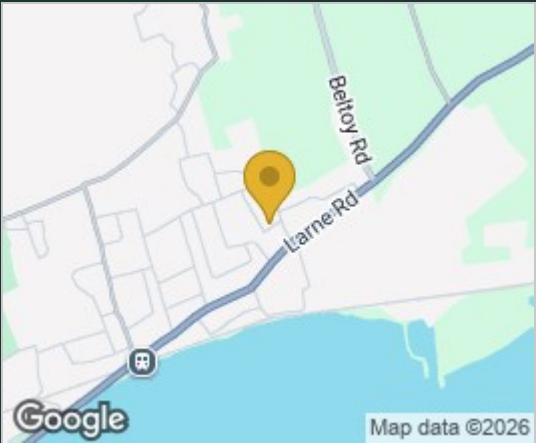
OUTSIDE

Rear enclosed garden with laid in lawn, shed and paved area. Outdoor light. Outdoor tap.

Front garden with laid in lawn and mature shrubbery. Paved driveway.

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 Smart Mortgages on 02893 438092.



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