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**34 West Street, Ballycarry, Carrickfergus, BT38 9HR**

**Offers Around £119,950**

## FEATURES

- **END TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE WITH HIGH MANTLE FIREPLACE**
- **GOOD RANGE OF FITTED KITCHEN UNITS**
- **UTILITY ROOM**
- **SHOWER ROOM - MODERN WHITE SUITE**
- **THREE BEDROOMS**
- **FRONT GARDEN IN LAWN**
- **SPACIOUS SIDE GARDEN IN LAWN WITH MATURE PLANTS AND SHRUBS**
- **OFF STREET PARKING TO THE REAR**
- **MUCH SOUGHT AFTER SEMI RURAL LOCATION**
- **CHAIN FREE**

Occupying a spacious, mature corner site, within this popular semi rural location, it is a pleasure to offer for sale this end town house.

Affording good family living accommodation, the property comprises of a lounge, fitted kitchen, utility room, three bedrooms and shower room.

Complete with a manageable front garden in lawn and spacious side garden, the property benefits from rear off street parking.

Only a short drive from Larne, Whitehead and Carrickfergus, this excellent home is an ideal buy for the first time buyer.

Viewing is highly recommended and is strictly by appointment only through Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

#### ENTRANCE HALL:

Laminate wood flooring.

#### LOUNGE:

Feature high mantle fireplace. Laminate wood flooring.

#### KITCHEN:

Range of fitted upper and lower level units. One and half bowled sink unit. Plumbed for automatic washing machine.

#### UTILITY ROOM:

### First Floor

#### SHOWER ROOM:

White suite incorporating W.C., wash hand basin and separate shower cubicle.

Tiling.

#### BEDROOM (1):

Fitted robes.

#### BEDROOM (2):

#### BEDROOM (3):

### Outside

#### GARDENS:

Spacious side garden in lawn with mature plants and shrubs.

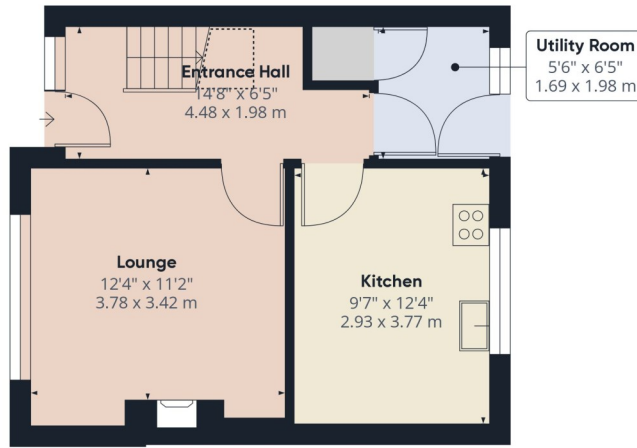
Front garden in lawn.

Off street parking to the rear.

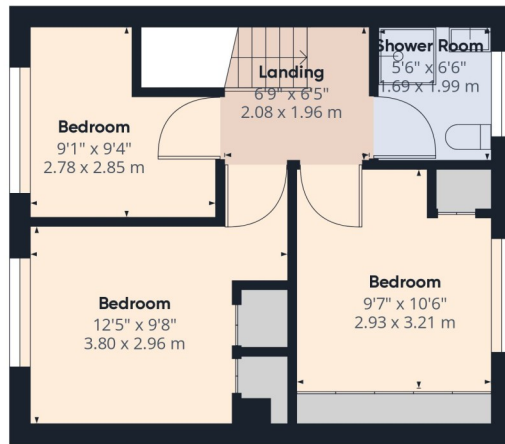








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
804.31 ft<sup>2</sup>  
74.72 m<sup>2</sup>

**Reduced headroom**  
8.21 ft<sup>2</sup>  
0.76 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	41 E	
21-38	F		
1-20	G		



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