

**119 NORTH ROAD, CARRICKFERGUS**

**PRICE: OFFERS AROUND £239,950**

**VIEWING: Through Office 02893 363931**



- An impressive brick built detached bungalow enjoying a superb site on the North Road that extends to circa 2/3 acre
  - Potential to develop the site subject to planning permission
- Adaptable and well planned accommodation currently provides two separate reception rooms, six bedrooms, study, two separate bathrooms and master bedroom with ensuite shower room
  - Kitchen with range of built in high and low level units
- Detached double garage, upvc double glazing and oil fired central heating
  - Realistically priced to allow for some updating
- Convenient accessible location affording easy access to the town centre, golf course and main roads to Belfast

**7 JOYMOUNT, CARRICKFERGUS BT38 7DN | TEL: 028 9336 3931 | Fax: 028 9336 7580**

**[www.huntercampbell.co.uk](http://www.huntercampbell.co.uk)**

**GROUND FLOOR** upvc front door and side lights to:

ENTRANCE PORCH: Terrazo flooring. Glazed door and side light to:

RECEPTION HALL: Exposed Australian oak flooring.

LOUNGE: 21' 11" x 10' 12" (6.69m x 3.34m)

Attractive tiled fireplace set in oak surround. Tiled hearth. Circular bay window. Solid Australia oak flooring. Picture rail. Two wall light points.

DINING ROOM: 12' 10" x 11' 10" (3.9m x 3.61m)

Fireplace set in polished wood surround. Tiled hearth. uPVC double glazed French doors to garden. Solid Australian oak strip flooring.

KITCHEN: 19' 2" x 9' 3" (5.83m x 2.82m)

Single drainer melanie sink unit with mixer taps and vegetable basin. Range of built in high and low level units. Formica work tops. Part tiled walls. uPVC double glazed back door.

INNER HALLWAY: Built in cupboard.

BEDROOM (1): 14' 2" x 10' 11" (4.33m x 3.33m) Laminated wood strip flooring.

BEDROOM (2): 13' 11" x 10' 11" (4.25m x 3.33m) Laminated wood strip flooring.

BATHROOM: Coloured suite comprising panelled bath, low flush wc, pedestal wash hand basin.

BEDROOM (3): 9' 10" x 9' 4" (3.01m x 2.85m) Laminated wood strip flooring.

BEDROOM (4): 10' 2" x 10' 11" (3.10m x 3.33m)

Laminated wood strip flooring. Hotpress copper cylinder tank and immersion heater.

BATHROOM: Coloured suite comprising panelled bath, pedestal wash hand basin, low flush wc. Bidet. Fully tiled walls. Tiled flooring

**FIRST FLOOR**

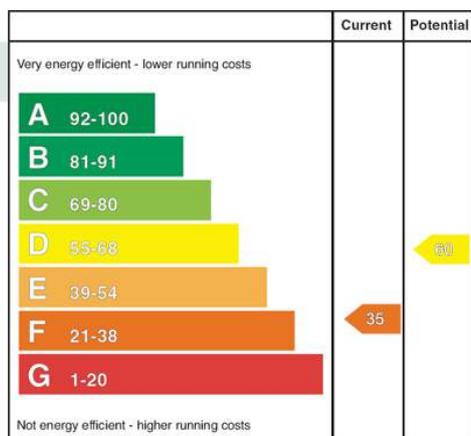
BEDROOM (5): 9' 8" x 6' 3" (2.94m x 1.90m)

BEDROOM (6): 17' 7" x 9' 12" (5.35m x 3.04m) @ widest points. Including ensuite shower room with low flush wc, pedestal wash hand basin. Tiled shower cubicle and Redring electric shower fitting. Velux window.

**OUTSIDE**

DETACHED GARAGE: 19' 9" x 19' 12" (6.02m x 6.09m)

Twin metal up and over door. Light and power. Extensive gardens extends to circa 2/3 acre with an array of trees and shrubs. Boiler house - PVC oil boiler. Oil tank. Stores and workshop.



**IMPORTANT NOTICE TO PURCHASERS:-**

**We have not tested any systems or appliances at this property.**

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or other wise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hunter Campbell nor any person in it's employ has any authority to make or give, any representation or warranty whatever in relation to this property.