

**46 DARBY ROAD  
CARRICKFERGUS  
CO. ANTRIM BT38 7XU**



New build semi detached house

Three bedrooms

16'9" lounge

Contemporary style kitchen incorporating electric oven, hob, extractor hood and benefits from integrated washing machine and fridge freezer

Contemporary white bathroom suite boasting ceramic flooring and partial wall tiling fitted from a superior range

**Asking Price £122,950**

Tenure:

Viewing: Please contact UPS Carrickfergus Branch

Tel: 028 9336 5986

**Cont...**

Gas high efficiency boiler with thermostatically controlled radiators

Internal doors, prefinished oak with chrome handles

Mains supply smoke, heat and carbon monoxide detectors

uPVC windows

2 year defects liability period by Hagan Homes

10 year NHBC structural warranty

External lighting to front and rear door

Outside water tap

Britmac parking areas

Enclosed rear garden

**Entrance hall**

Radiator, ceramic tiled floor, door to:

**Lounge 16'9" x 16'1" (5.11m x 4.90m)**

Double glazed window to front aspect, wall hung fireplace.


**Kitchen/diner 16'1" x 8'11" (4.90m x 2.72m)**

Double glazed window to rear aspect, double glazed sliding patio door to rear aspect, range of contemporary Shaker style high and low level units with roll edge worktops, inset 1.5 bowl stainless steel sink and drainer with mixer tap over, built in stainless steel oven and four ring ceramic hob with stainless steel extractor fan over, integrated fridge freezer and washing machine, tiled splash backs, radiator, ceramic tiled floor.



## Dining area



## Downstairs Wc

Double glazed window to side aspect, white suite comprising low flush Wc, wash hand basin, radiator, ceramic tiled floor.

## Stairs and landing

Double glazed window to side aspect, storage cupboard incorporating gas boiler, doors to.

## Bedroom one 13'5" x 8'7" max (4.09m x 2.62m max)

Double glazed window to front aspect, radiator.

## Bedroom two 12'3" x 8'7" max (3.73m x 2.62m max)

Double glazed window to rear aspect, radiator.

## Bedroom three 8'0" x 7'2" (2.44m x 2.18m)

Double glazed window to front aspect, built-in mirrored slide robes, radiator.

## Bathroom

Double glazed window to rear aspect, white suite comprising low flush Wc, wash hand basin and enclosed bath, tiled splash backs, radiator, ceramic tiled floor.



**Gardens and grounds**

At the rear there is a fully enclosed garden lid to lawn whilst at the front a garden in lawn and driveway.



**Floor Plan (Ground Floor)**



**Floor Plan (First Floor)**



**Energy Performance Graphs**

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.

Questions you may have.

WHICH MORTGAGE WOULD SUIT ME BEST?

HOW MUCH DEPOSIT WILL I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact Tony Jones on 028 9336 5986

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.











