



Situated within this popular residential development in Ballycarry Village, this property is sure to appeal to the growing family.

Offering excellent accommodation with a large living room featuring a cast-iron wood-burning stove, contemporary entertaining size kitchen with impressive island and open plan to dining room with an open aspect across rolling countryside. Upstairs, the principal bedroom has an ensuite shower room, three additional bedrooms, and the modern white bathroom suite completes this fine home.

The raised deck and patio area overlooks the generous garden and takes advantage of the beautiful views towards Belfast Lough and Irish Sea. Close to Carrickfergus and within easy access to Belfast we can highly recommend early inspection.

Offers Around
£265,000

6 Leaffield Gardens,
Ballycarry,
CARRICKFERGUS,
BT38 9FE

Viewing by
appointment
through agent
028 9066 3030

- Attractive detached home in popular residential development in Ballycarry Village
- Lounge with feature cast iron stove
- Contemporary modern kitchen with island open plan to impressive dining room
- Utility room and downstairs wc
- Four bedrooms, principal bedroom with ensuite shower room
- Modern white bathroom suite with feature tiling
- Oil fired central heating/double glazed windows
- Generous garden with raised deck and patio area overlooking open countryside and beyond to Belfast Lough and Irish Sea
- Easy access by car to Larne, Carrickfergus, Whitehead and main roads to Belfast



The Property Comprises:

Ground Floor

Composite front door with additional side lights with frosted glass panels.

SPACIOUS RECEPTION HALL: Ceramic tiled floor. Access to underfloor storage.

DOWNSTAIRS CLOAKROOM: Modern white suite comprising low flush wc, wash hand basin with vanity unit, part tiled walls, matching ceramic tiled floor.

LIVING ROOM: 17' 0" x 12' 9" (5.18m x 3.89m) Wood burning stove with slate hearth, wood effect laminate floor.



KITCHEN: 17' 10" x 11' 4" (5.44m x 3.45m) Modern fitted kitchen with extensive range of high and low level units, four ring electric hob, stainless steel extractor fan. One and a half bowl sink unit, tiled splashback, integrated fridge/freezer, integrated dishwasher, wine fridge, island unit with additional storage and breakfast bar. Open plan to:



LIVING/DINING ROOM: 13' 9" x 12' 2" (4.19m x 3.71m) Half panelled walls, uPVC patio doors to rear patio and gardens, matching ceramic tiled floor.

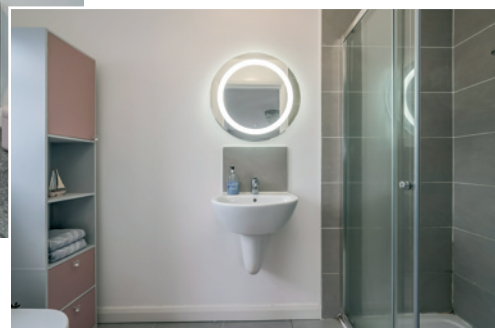


UTILITY ROOM: 11' 4" x 4' 4" (3.45m x 1.32m) Plumbed for washing machine, vented for tumble dryer, stainless steel sink unit, range of storage cupboards. uPVC door to outside. Matching ceramic tiled floor.

First Floor

PRINCIPAL BEDROOM: 13' 2" x 12' 3" (4.01m x 3.73m)

ENSUITE SHOWER ROOM: Modern luxury suite comprising fully tiled large shower cubicle, low flush wc, half pedestal wash hand basin, tiled splashback, heated towel rail. Ceramic tiled floor.



BEDROOM (2): 13' 9" x 12' 3" (4.19m x 3.73m) Stunning views towards Belfast Lough and Irish sea.



BEDROOM (3): 12' 2" x 11' 3" (3.71m x 3.43m)



BEDROOM (4): 11' 10" x 9' 11" (3.61m x 3.02m) (at widest points).



BATHROOM: Modern bathroom comprising fully tiled shower cubicle, panelled bath, low flush wc, wash hand basin with vanity unit, tiled splashback, part tiled walls, ceramic tiled floor, heated towel rail.



Outside

FRONT: Driveway parking for several cars, garden laid in lawn and decorative stone borders. Additional lighting and wooden fence.

REAR: Rear garden area in mixture of paving, decking and lawn bordered by wooden fence. Large shed, outside tap, uPVC oil tank. Stunning views across countryside towards Belfast Lough and Irish Sea.





Telephone 028 9066 3030
www.templetonrobinson.com

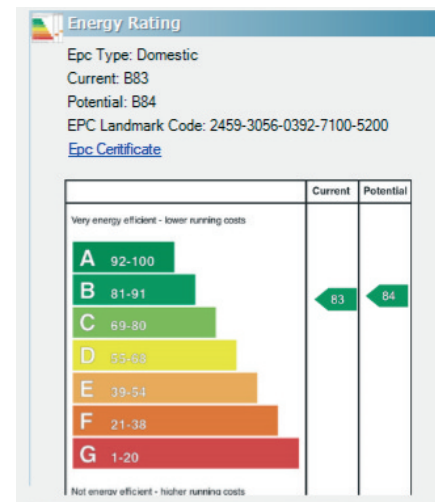


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from Whitehead towards Larne on the main Larne Road (A2), turn left at the staggered crossroads and head towards Ballycary. The Leafield development is half a mile on the left-hand side. Once in the development, take the first left and the first left again and number 6 is on the right-hand side.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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