



Broadlands,

**Offers in the region of
£156,950**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Broadlands, Carrickfergus, County Antrim

Offers in the region of £156,950

ENTRANCE HALL

PVC front door. Oak wood strip floor.

CLOAKROOM/WC

WC and vanity unit. Tiled floor.

LOUNGE

4.95m (at widest) x 4.34m (into bay) (16'3" (at widest) x 14'3" (into bay))

Feature fireplace with carved wood surround and tiled hearth incorporating an open fire. Oak wood strip floor.

KITCHEN/DINING AREA

4.87m x 2.55m (16'0" x 8'4")

Excellent range of fitted high and low level units. Built in hob and oven. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor. Spotlights.

FAMILY ROOM / BEDROOM 3

3.48m x 2.99m (11'5" x 9'10")

Double glazed sliding patio door to rear garden. Oak wood strip floor.

FIRST FLOOR LANDING

BEDROOM 1

4.28m (at widest) x 3.61m (at widest) (14'0" (at widest) x 11'10" (at widest))

Storage area. Open aspect with outlook towards Belfast Lough.

BEDROOM 2

5.22m x 2.99m (17'2" x 9'10")

BATHROOM

Four piece white suite comprising panelled bath, separate tiled shower cubicle, wash hand basin and low flush wc.

FRONT GARDEN

Laid in lawn.

LARGE REAR GARDEN

Laid in lawn with paved patio area.

DRIVEWAY PARKING

EPC

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

