



Larne Road,

**Offers In Excess Of £219,950**



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# Larne Road, Carrickfergus, County Antrim

## Offers In Excess Of £219,950

A most attractive red brick double fronted detached family home situated in a sought after location close to a host of amenities including train station, schools and scenic promenade walk. Positioned on an extensive site the internal accommodation offers two separate reception rooms, fitted kitchen, three bedrooms and contemporary shower room. Benefiting from a gas fired central heating system, double glazed windows and attached garage. An early viewing appointment comes recommended to avoid disappointment.

### ENTRANCE HALL

### LOUNGE

4.65m x 3.24m (15'3" x 10'8")

Double glazed patio door to extensive rear garden.

### DINING ROOM / FAMILY ROOM

3.33m x 3.27m (10'11" x 10'9")

Tiled fireplace and hearth incorporating an open fire.

### KITCHEN

4.01m x 2.65m (13'2" x 8'8")

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Storage cupboard. PVC double glazed door to rear.

### FIRST FLOOR LANDING

### BEDROOM 1

4.62m x 3.38m (15'2" x 11'1")



For full EPC please contact the branch

### BEDROOM 2

3.41m x 3.29m (11'2" x 10'9")

### BEDROOM 3

2.59m x 2.36m (8'6" x 7'9")

### SHOWER ROOM

Modern white suite comprising walk in shower area with rain head shower and shower attachment, vanity unit and low flush wc. Tiled walls and floor. Spotlights.

### ATTACHED GARAGE

Roller door.

### FRONT GARDEN

Laid in lawn with a variety of plants and shrubs.

### EXTENSIVE REAR GARDEN

Laid in lawn bordered with hedging and mature trees.

Paved patio area.

### EXCELLENT PARKING FACILITIES

Driveway with parking for several vehicles and space for camper van.

### 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.



