

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



31 Forthill, Ballycarry,  
Carrickfergus, BT38 9GU

**Offers in the region of:  
£185,000**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



31 Forthill, Ballycarry

Description

A stunning semi detached property presented to an exceptionally high standard with beautiful private rear garden, ideal for entertaining over the Summer months. A credit to its present owners the inviting interior offers spacious lounge, excellent fitted kitchen/dining area with French doors to rear garden, four well proportioned bedrooms - master bedroom with shower room and a superb white bathroom suite. Boasting a gas fired central heating system, double glazed windows and driveway parking. Located in a peaceful and family friendly village this home offers a perfect blend of style and functionality. An internal viewing is essential to appreciate all this fine home has to offer.

Entrance Hall

Tiled floor.

Cloakroom

WC and wash hand basin. Tiled floor. Part tiled walls.

Lounge

17'4" x 12'3" (5.28m x 3.73m)  
Feature fire surround incorporating an open fire.

Kitchen/Dining Area

20'3" x 14'6" (6.17m x 4.42m)  
Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Part tiled walls. Double glazed French doors to rear garden. Walk in storage cupboard.

Utility Room

Fitted units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls.

First Floor Landing

Master Bedroom

14'10" x 12'4" (4.52m x 3.76m)

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

Bedroom 2

12'2" x 9'7" (3.7m x 2.92m)

Bedroom 2

10'10" x 7'10" (3.3m x 2.4m)

Bedroom 4

8'10" x 7'10" (2.7m x 2.4m)  
Laminate wooden floor

Bathroom

Superb four piece white suite comprising panelled bath, separate shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Spotlights.

Roofspace

Pull down ladder. Partially floored with light.

Front Garden

Laid in lawn.

Enclosed Rear Garden

Stunning rear garden laid in lawn with patio area and an abundance of plants and shrubs.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim , N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

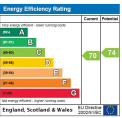
All Measurements are Approximate.

Laser Tape Clause

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

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

