



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



45 Broadlands, Carrickfergus,
BT38 7BL

**Offers in the region of:
£279,950**

 **Reeds Rains**

reedsrains.co.uk

45 Broadlands, Carrickfergus

Description

A spacious detached family home situated in a popular residential location. Offering ideal living accommodation for the growing family the accommodation comprises lounge, sun lounge to the rear, modern fitted kitchen, four well proportioned bedrooms and a contemporary shower room. Benefiting from an oil fired central heating system, double glazed windows and integral garage. Externally there is good driveway parking and well enclosed rear garden. We would strongly recommend an early viewing appointment to avoid disappointment.

Entrance Hall

Block tiled floor.

Lounge

16'4" x 13'11" (4.98m x 4.24m)

Feature multi burning stove linked to heating and water system. Laminate wooden floor. Double doors to:

Kitchen/Dining Area

24' 11'8" (7.32m)

Modern range of fitted high and low level units. Built in five ring gas hob and double combi oven with microwave. Integrated dishwasher. Single drainer sink unit with vegetable basin and mixer tap.

Sun Lounge

13'5" x 12'2" (4.1m x 3.7m)

Multi burning stove. PVC double glazed French doors to rear garden. Laminate wooden floor.

Utility Room

Fitted units. One and a half bowl stainless steel sink unit with mixer tap. Door to rear garden and access to integral garage.

Cloakroom/WC

WC and vanity unit.

First Floor Landing

Bedroom 1

18' x 10'8" (5.49m x 3.25m)

Wood strip flooring. Velux double glazed window.

Bedroom 2

10'4" x 10'3" (3.15m x 3.12m)

Bedroom 3

13'9" x 10' (4.2m x 3.05m)

Bedroom 4

11'6" x 10' (3.5m x 3.05m)

Shower Room

Contemporary white suite comprising shower cubicle with wall mounted shower, pedestal wash hand basin and low flush wc. Heated towel rail. PVC wall panelling.

Integral Garage

17'2" x 10'8" (5.23m x 3.25m)

Roller door. Oil fired central heating boiler. Light and power

Front Garden

Laid in lawn. Pavior brick driveway.

Rear Garden

Well enclosed low maintenance rear garden with a variety of plants and shrubs.

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<https://www.legislation.gov.uk/uksi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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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.

