

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



280 Larne Road, Carrickfergus,
BT38 9BN

Offers in the region of:
£195,000

Reeds Rains

reedsrains.co.uk

280 Larne Road, Carrickfergus

Description

Exceptionally well presented and spacious semi detached property within a well regarded development. The modern interior offers lounge, contemporary fitted kitchen/dining area with patio doors to rear garden, three well proportioned bedrooms - master bedroom with modern recently installed en-suite shower room and a superb white bathroom suite. The property boasts a gas fired central heating system double glazed windows, enclosed private rear garden and driveway parking. Ideally suited to the first time buyer or young family an internal viewing is essential.

Entrance Hall

Tiled floor.

Cloakroom/WC

Vanity unit and low flush wc. Tiled floor.

Lounge

14'2" x 12'7" (4.32m x 3.84m)

Wall mounted gas fire.

Kitchen/Dining Area

21'9" x 11'1" (6.63m x 3.38m)

Contemporary range of fitted high and low level units. Built in four ring gas hob and electric under oven Single drainer stainless steel sink unit with mixer tap. Integrated dishwasher and fridge/freezer. Housing for washing machine. Spotlights. Tiled floor. PVC double glazed patio doors to rear garden.

First Floor Landing

Master Bedroom

14'4" x 9'3" (4.37m x 2.82m)

En-Suite Shower Room

Modern recently installed shower room, shower cubicle with wall mounted thermostatically controlled rain head shower and shower attachment, wall hung vanity unit and low flush wc. Spotlights.

Bedroom 2

10'6" x 8'7" (3.2m x 2.62m)

Bedroom 3

9'6" x 8'3" (2.9m x 2.51m)

Built in robes with mirrored sliding doors.

Bathroom

Superb white suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor. Spotlights.

Front Garden

Laid in lawn.

Private Rear Garden

Large well enclosed rear garden laid in awn with paved patio area and decking. Garden shed.

Driveway Parking

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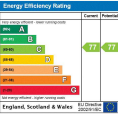
All Measurements are Approximate.

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.

