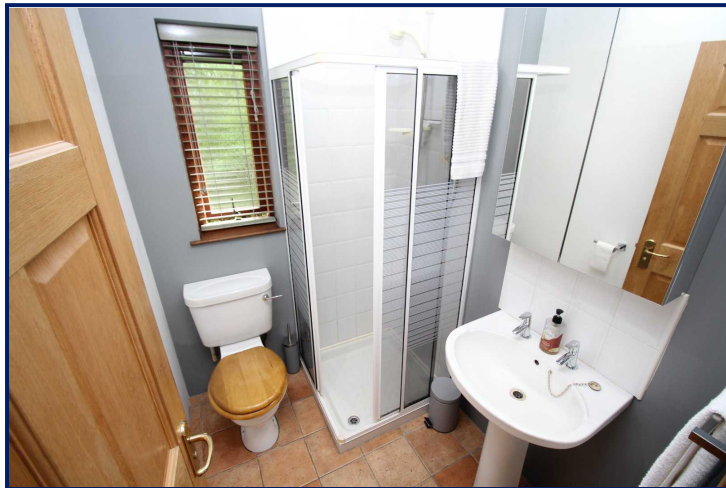


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



14 Downshire Gardens,
Carrickfergus, BT38 7LW

Offers in the region of:
£229,950

 **Reeds Rains**

reedsrains.co.uk

14 Downshire Gardens, Carrickfergus

DESCRIPTION

Extended and deceptively spacious detached family home in a most convenient location close to a host of amenities and local transport links. The ground floor living accommodation comprises of lounge, kitchen with separate utility room and ground floor shower room with WC, family area and dining room with glazed patio doors opening out onto a beautiful mature garden. The first floor offers three well proportioned bedrooms and bathroom. Benefiting from an oil fired central heating system, double glazed windows and an integral garage. Externally there is a mature private rear garden ideal for summer BBQ's and multifucntional year round garden house. All in all this home must be viewed to be appreciated.

Entrance Hall

Under stair storage cupboard. Lamonate wood floor.

Lounge

19'8" x 12'2" (6m x 3.7m)
Feature tiled fireplace with matching hearth housing gas fire. Laminate wood floor. Double doors to;

Dining Room

11'4" x 10'1" (3.45m x 3.07m)
Bright with feature hexagonal bay. Tiled floor. Patio doors onto rear garden.

Kitchen

16'7" x 9'8" (5.05m x 2.95m)
Extensive range of high and low level units with contrasting laminate work surface. Stainless steel sink and drainer unit. Plumbed for dishwasher. Recessed spot lights. Tiled floor and part tiled walls.

Utility Room

7'0" x 6'01" (2.1m x 1.83m)
Built in units with laminate work surface. Stainless steel sink and drainer unit. Plumbed for washing machine and vented for tumble dryer.

Shower Room

White suite comprising corner tiled shower cubicle with thermostatically controlled shower unit. Wash hand basin and low flush WC. Part tiled walls and tiled floor. Recessed spot lights.

Family Room / Study

12'4" x 7'8" (3.76m x 2.34m)

First Floor Landing

Bedroom 1

11'1" x 10'1" (3.38m x 3.07m)
Built in storage cupboard. Laminate wood floor.

Bedroom 2

12'1" x 8'2" (3.68m x 2.5m)

Bedroom 3

12'4" x 7'4" (3.76m x 2.24m)
Laminate wood floor.

Bathroom

Three piece bathroom suite comprising of panelled bath with electric shower fitting over, wash hand basin and low flush WC. Recess spot lights. Tiled walls and floor.

Integral Garage

15'7" x 10'4" (4.75m x 3.15m)
Up and over door. Light and power.

Front Garden

Sweeping front driveway offering ample parking facilities. Laid in lawn with mature trees and shrubs.

Rear Garden

Private enclosed rear garden in lawn and patio area. Bordered by mature trees, shrubs and flower beds.

Home Office / Gym / Garden House

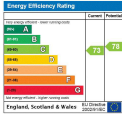
11'4" x 8'2" (3.45m x 2.5m)
PVC door and window. Under floor heating. Insulated. Multiple double electric sockets. Recessed spot lights. Suitable for a variety of uses.

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.

