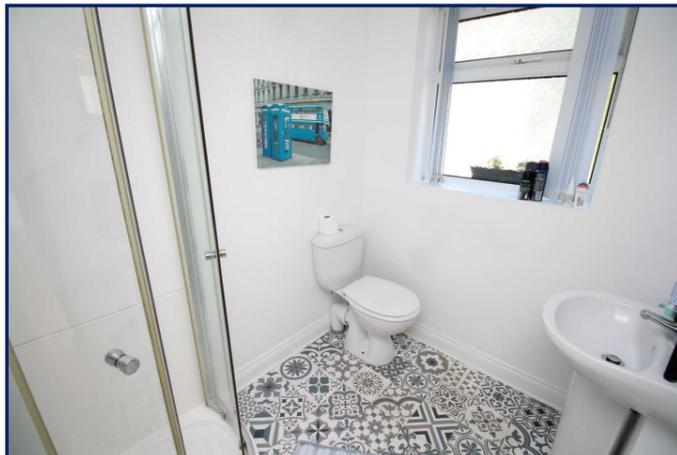




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



20 Fairymount Terrace,
Carrickfergus, BT38 7HN

**Offers in the region of:
£89,950**

 **Reeds Rains**

reedsrains.co.uk

20 Fairymount Terrace, Carrickfergus

Description

Delightful mid terrace property situated close to a host of amenities all within a short walking distance. The ground floor offers a spacious lounge/dining area through to an extended kitchen and ground floor shower room. Upstairs there are two well proportioned bedrooms. Benefiting from a gas fired central heating system, double glazed windows and small garden or parking area to the rear. Suited to the young professional an internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Porch

Lounge/Dining Area

20'7" x 14'3" (6.27m x 4.34m)

Arch to dining area. Understair storage. Stairs to first floor.

Kitchen

13'9" x 9'1" (4.2m x 2.77m)

Excellent range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls and tiled floor. Door to:

Rear Porch/Utility Area

6'11" x 6'10" (2.1m x 2.08m)

Tiled floor. PVC double glazed door to rear.

Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Tiled floor.

First Floor Landing

Bedroom 1

14'1" x 8'10" (4.3m x 2.7m)

Bedroom 2

11'2" x 10'11" (3.4m x 3.33m)

Front Garden

Small walled front garden.

Rear Garden Area/Parking

Right of way to parking area or garden .

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 Carrmoney 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 Favscos 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.