



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	69
(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	



1 Woodburn Villas, Carrickfergus,
BT38 8PR

Offers in the region of:
£204,950

 **Reeds Rains**

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

1 Woodburn Villas, Carrickfergus

Exceptionally well presented semi detached property situated in a popular location close to local schooling and public transport. Ideally suited to the first time buyer with little to do but simply move in the internal layout offers lounge, modern fitted kitchen with utility area, three bedrooms and a superb four piece white bathroom suite. Complemented further with a gas fired central heating system and double glazed windows. Externally there is dual parking to the front and large well enclosed rear garden with a purpose built outbuilding suitable for a wide range of uses. An early viewing comes highly recommended to avoid disappointment.

Entrance Hall

Composite front door. Porcelain tiled floor. Under stair storage. Cloakroom.

Lounge

13'6" x 11'6" (4.11m x 3.5m)
Feature wood wall panelling. Wall hung electric fire.

Kitchen/Dining Area

20'3" x 10'9" (6.17m x 3.28m)
Modern range of fitted high and low level units. Built in hob and eye level oven with matching mircrowave. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls. Porcelain tile floor. Open to utility area, plumbed for washing machine.

Sunroom

11'8" x 7'2" (3.56m x 2.18m)
Porcelain tile floor. Composite door.

First Floor Landing

Bedroom 1

13'7" x 10'5" (4.14m x 3.18m)

Bedroom 2

11' x 10'5" (3.35m x 3.18m)

Bedroom 3

10'1" x 9'5" (3.07m x 2.87m)

Built in storage cupboard.

Bathroom

Contemporary four piece white suite comprising panelled bath, separate shower cubicle with wall mounted shower, pedestal wash hand basin and push button wc. Heated towel rail. Tiled walls and floor.

Outbuilding

19'6" x 11'9" (5.94m x 3.58m)
Suitable for a wide range of uses. Tiled floor. Light and power. Separate WC and wash hand basin.

Walled Front Garden

Brick pavior driveway offering ample parking facilities. Pink stones and flowerbeds with mature shrubs. Gates.

Rear Garden

Extensive enclosed rear garden laid in lawn with paved patio area and pink stoned areas. Water feature and pergola. Views towards surrounding countryside.

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.

