



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



5 Leaffield Court, Ballycarry
**Offers in the region of:
 £168,500**

 **Reeds Rains**

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

5 Leafield Court, Ballycarry

Description

Superb end townhouse situated within a small cul-de-sac with exceptional views from the rear over surrounding countryside. The modern internal finish offers lounge, contemporary fitted kitchen/dining area with French doors to rear garden, three first floor bedrooms - master bedroom with walk in robe (plumbed for en-suite shower room) and white bathroom suite. Externally there is a well enclosed rear garden and designated parking to the front. This energy efficient home boasts an oil fired central heating system and double glazed windows. Situated on a prime site with beautiful open aspect to the rear this is an ideal home suited to a wide range of prospective purchasers whether it be first or second time buyers or those planning to downsize.

Entrance Hall

Laminate wooden floor.

Cloakroom/WC

WC and wash hand basin. Tiled floor.

Lounge

16'10" x 10'10" (5.13m x 3.3m)
Multi burning stove. Laminate wooden floor.

Kitchen

18'1" x 13'11" (5.5m x 4.24m)
Excellent range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Integrated fridge/freezer. PVC double glazed French doors to rear garden.

First Floor Landing

Bedroom 1

11'9" x 10'3" (3.58m x 3.12m)

Bedroom 2

15'5" x 10'5" (4.7m x 3.18m)
Exceptional views towards the Scottish Coastline. Walk in wardrobe with plumbing for en-suite shower room.

Bedroom 3

9'1" x 7'5" (2.77m x 2.26m)
Superb uninterrupted views.

Bathroom

White suite comprising panelled bath with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor

Rear Garden

Well enclosed rear garden laid in lawn with decking.

Designated Parking Area

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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
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.