

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		



467 Upper Road, Carrickfergus,  
BT38 8PW

**Offers in the region of:  
£230,000**

 **Reeds Rains**

reedsrains.co.uk

## 467 Upper Road, Carrickfergus

### Description

Detached bungalow set just off the Upper Road on a mature site. Ideally suited to both the young family and those wishing to downsize the well planned interior offers adaptable living accommodation. Presently used as two reception rooms and three bedrooms with large conservatory to the rear. The bungalow boasts an oil fired central heating system, double glazed windows and large detached garage/workshop. Externally there is a private rear garden and good driveway parking. An internal viewing is advisable and can be scheduled through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

11'8" x 9'3" (3.56m x 2.82m)

Laminate wooden floor. Wall mounted electric fire. Double doors to:

### Conservatory

17'1" x 9'10" (5.2m x 3m)

PVC double glazed windows and door to rear garden. Tiled floor. Radiator.

### Kitchen

8'3" x 7'1" (2.51m x 2.16m)

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Built in hob and oven. Extractor fan. Tiled floor.

### Bedroom 1

15' x 12'11" (4.57m x 3.94m)

Mock fireplace with mahogany surround and tiled inset and hearth. Laminate wooden floor. Spotlights.

### Bedroom 2

12'4" x 10'7" (3.76m x 3.23m)

Laminate wooden floor. Stairs to first floor.

### Bedroom 3

11'7" x 9'8" (3.53m x 2.95m)

### Shower Room

White suite comprising tiled shower cubicle with wall mounted electric shower, vanity unit and low flush wc. Part PVC wall panelling and ceiling. Tiled floor.

### Floored Attic

Light and radiators.

### Detached Garage/Workshop

19'2" x 16'6" (5.84m x 5.03m)

Metal up and over door. Light and power.

### Front Garden

Low maintenance walled front garden laid in small stones.

### Enclosed Rear Garden

Private low maintenance rear garden with imitation grass, paved patio area and small stones. Greenhouse.

### Driveway Parking

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

All Measurements are Approximate.

Laser Tape Clause

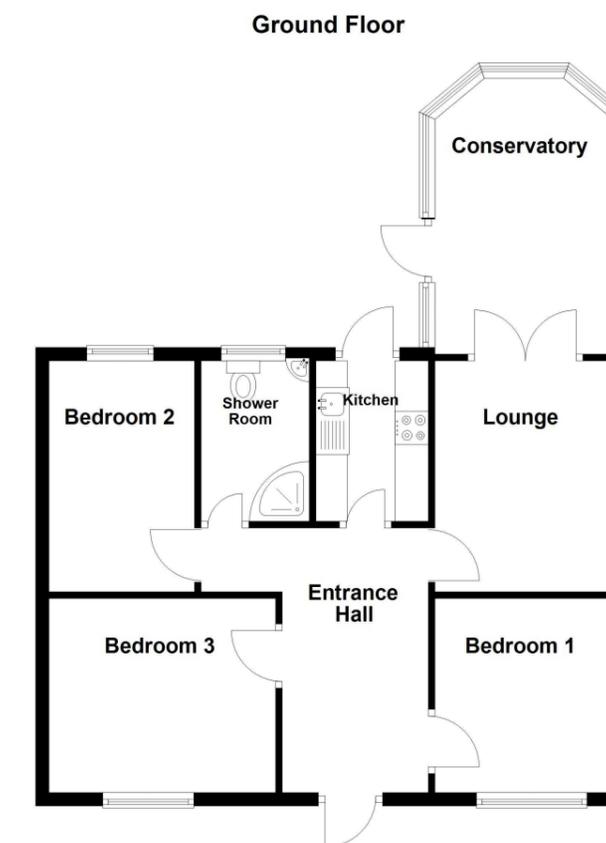
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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