



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	70
(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	



34 Trailcock Road, Carrickfergus,
BT38 7NU

**Offers in the region of:
£219,950**

 **Reeds Rains**

reedsrains.co.uk

34 Trailcock Road, Carrickfergus

Description

Attractive red brick detached chalet bungalow situated on an extensive corner site offering ideal family accommodation. The internal layout offers spacious lounge, separate dining room, fitted kitchen, ground floor bedroom and bathroom and a further two bedrooms plus shower room on the first floor. Boasting a gas fired central heating system, double glazed windows and attached garage. Just a short walk to local bus route and schooling an internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Tiled floor.

Lounge

15'3" x 11'3" (4.65m x 3.43m)

Tiled fireplace and hearth incorporating an open fire. Double doors to dining room.

Kitchen

14'2" x 9'2" (4.32m x 2.8m)

Range of fitted high and low level units. Built in hob and oven. Extractor fan. One and a half bowl stainless steel sink unit with mixer tap. Part tiled walls and tiled floor.

Dining Room

13'1" x 11'1" (4m x 3.38m)

Double glazed French doors to rear garden. Tiled floor.

Bedroom 1

10'4" x 9'8" (3.15m x 2.95m)

Bathroom

White suite comprising panelled bath with rain head shower and shower attachment, pedestal wash hand basin and low flush wc. Part tiled walls and tiled floor.

First Floor Landing

Bedroom 2

12' x 11'1" (3.66m x 3.38m)

Built in robes with mirrored sliding doors.

Laminate wooden floor.

Shower Room

Shower cubicle with wall mounted shower, vanity unit and low flush wc. Part tiled walls. Heated towel rail.

Bedroom 3

15'9" x 9'7" (4.8m x 2.9m)

Attached Garage

17'9" x 9'2" (5.4m x 2.79m)

Metal up and over door. Light and power.

Extensive Corner Site

Front garden laid in lawn. Rear garden with a variety of plants and shrubs. Large parking area to the side for several vehicles.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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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.

