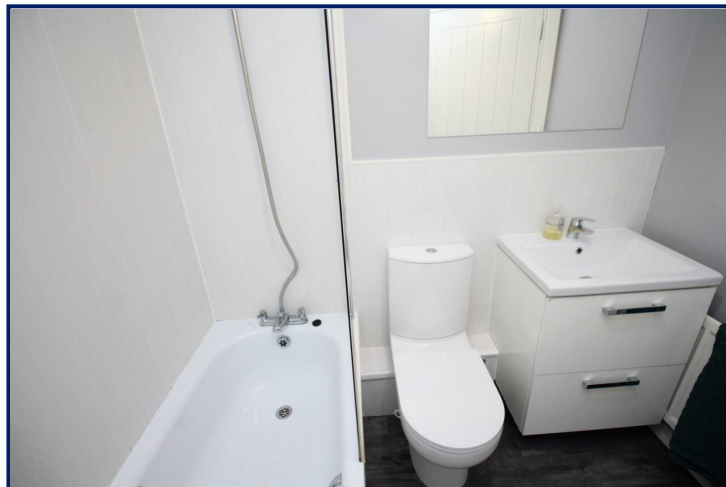


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



56 Barn Mills, Carrickfergus, BT38 7GZ

Offers in the region of: **£125,000**

 **Reeds Rains**

reedsrains.co.uk



## 56 Barn Mills, Carrickfergus

### Description

Stunning top floor apartment with exceptional panoramic views over Belfast Lough and Co. Down coastline. Situated close to a host of amenities including local shopping facilities, leisure centre and public transport links. Ideally suited to the young professional the beautiful interior offers open plan living, dining and kitchen area including range of fitted appliances, white bathroom suite, two bedrooms - master bedroom with en-suite shower room. Benefiting from a gas fired central heating system, double glazed windows, communal parking facilities, intercom system and lift facility. An internal viewing appointment is essential.

### Communal Entrance Hall

Intercom system. Lift facility.

### Entrance Hall

### Open Plan Lounge/Kitchen/Diner

25'3" x 17'5" (7.7m x 5.3m)

Excellent range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Built in gas hob and electric under oven. Integrated fridge/freezer, dishwasher and washer/dryer. Part tiled walls. Laminate wooden floor. Double doors to mock balcony with stunning panoramic views over Belfast Lough and Co. Down coastline.

### Master Bedroom

11'7" x 11'5" (3.53m x 3.48m)

Laminate wooden floor.

### En-Suite Shower Room

White suite comprising shower cubicle Redring electric shower, pedestal wash hand basin and low flush wc.

### Bedroom 2

10'4" x 8'7" (3.15m x 2.62m)

### Bathroom

Superb white suite comprising panelled bath, vanity unit and low flush wc. Part tiled walls.

### Communal Parking Area

#### 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.

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

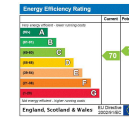
All Measurements are Approximate.

#### 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.