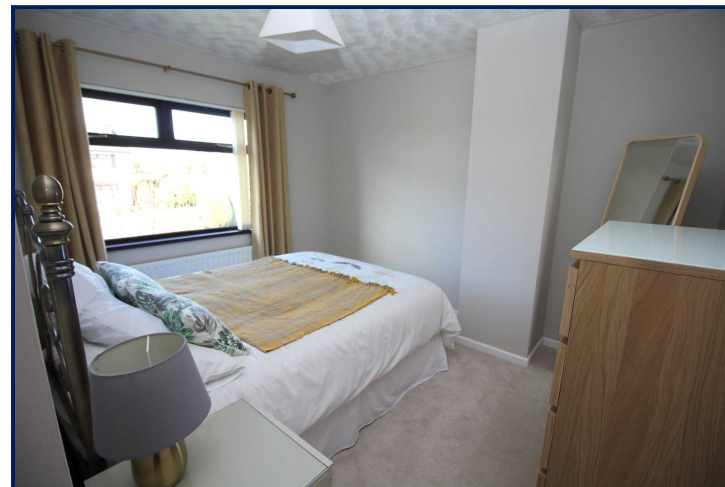
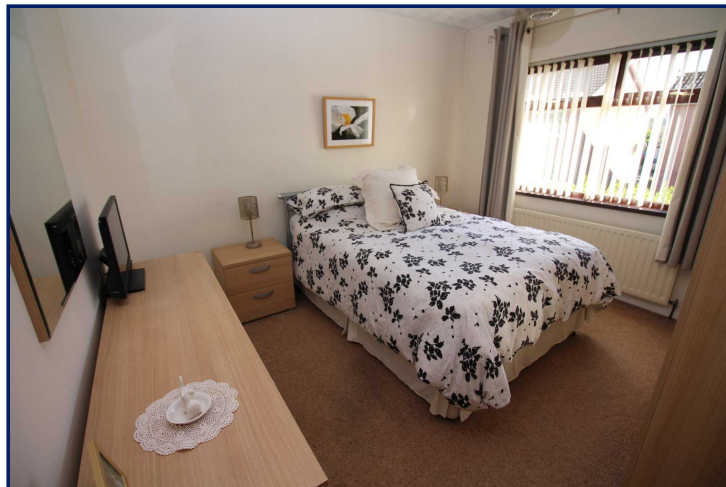




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Windslow Mews, Carrickfergus,
BT38 9AX

**Offers in the region of:
£215,000**

 **Reeds Rains**

reedsrains.co.uk

3 Windslow Mews, Carrickfergus

Description

Attractive detached property situated within a cul-de-sac in a well regarded location. Ideally suited to the young family the well planned interior offers lounge through to dining area, kitchen with range of fitted units, utility room, three bedrooms and a excellent shower room. Boasting an oil fired central heating system, double glazed windows, integral garage and driveway with excellent parking facilities. An internal viewing appointment can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Lounge

15'2" x 13'11" (4.62m x 4.24m)
Feature fireplace with gas fire inset. Laminate wooden floor. Arch through to:

Dining Area

10'3" x 9'9" (3.12m x 2.97m)
Laminate wooden floor.

Kitchen

9'10" x 9'10" (3m x 3m)
Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Extractor fan.

Utility Room

Door to rear garden. Access to integral garage.

First Floor Landing

Bedroom 1

12'4" x 11'4" (3.76m x 3.45m)

Bedroom 2

12'7" x 12'1" (3.84m x 3.68m)

Bedroom 3

10'6" x 8'3" (3.2m x 2.51m)

Shower Room

Luxury white suite comprising shower cubicle with wall mounted thermostatically controlled shower, vanity unit and low flush wc. Wall mounted towel rail. Tiled walls.

Integral Garage

17'3" x 9'10" (5.26m x 3m)
Roller door. Light and power.

Front Garden

Laid in lawn.

Private Rear Garden

Well enclosed rear garden bordered with hedging and laid in lawn with paved patio area.

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 Carrmonee 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.