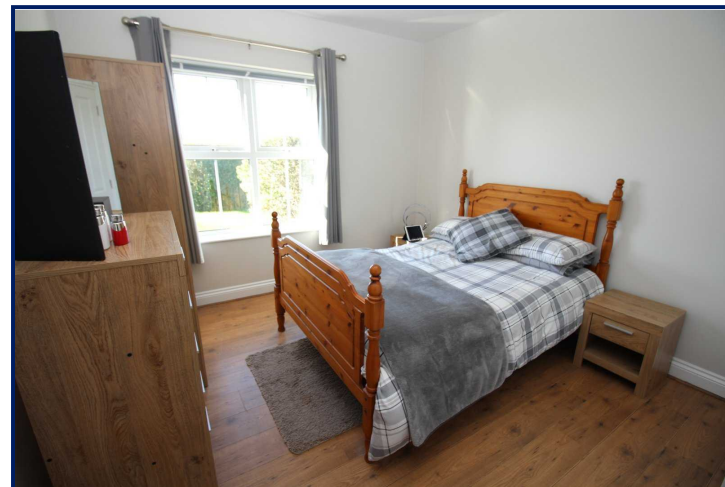





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



27 Brackenber Road, Ballycarry,
Carrickfergus, BT38 9HX

**Offers in the region of:
£129,950**

 **Reeds Rains**

reedsrains.co.uk

27 Brackenber Road, Ballycarry

Description

Ground floor apartment in a small select block with access via its own front door. The move in ready interior offers spacious open plan lounge/kitchen area, two bedrooms and a white bathroom suite. Benefiting from a gas fired central heating system, double glazed windows and communal parking area. Positioned close to local bus and train route this is an ideal apartment for the young professional or those wishing to downsize. An internal viewing can be scheduled through Reeds Rains on 02893 351727.

Entrance Hall

Laminate wooden floor.

Lounge/Dining Area

18'9" x 16'5" (5.72m x 5m)

Laminate wooden floor. Feature fire surround with gas fire inset and slate hearth. PVC double glazed French doors to rear garden.

Kitchen

13'11" x 8'6" (4.24m x 2.6m)

Excellent range of fitted high and low level units. One and a half bowl sink unit with mixer tap. Built in gas hob and electric under oven. Extractor fan. Part tiled walls and tiled floor.

Master Bedroom

13'1" x 10'4" (4m x 3.15m)

Laminate wooden floor.

En-Suite Shower Room

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

Bedroom 2

3.13 x 3.03

Laminate wood floor.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls.

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

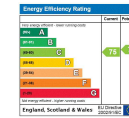
All Measurements are Approximate.

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.