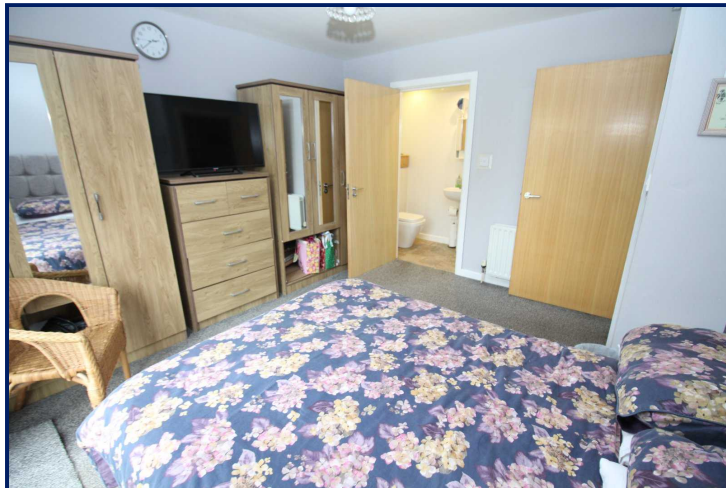


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



29 Killaloe, Carrickfergus, BT38 8FL

Offers in the region of:
£115,000

Reeds Rains

reedsrains.co.uk

29 Killaloe, Woodburn Road, Carrickfergus

Ground Floor Apartment, Convenient Location, Well Presented Throughout, Open Plan Lounge/Diner & Kitchen, Two Bedrooms, Master Bedroom With En-Suite, White Bathroom Suite, Communal Rear Garden

Description

Exceptionally well presented ground floor apartment in a most convenient location just a short walk from Tesco store, local shopping facilities and train station. Ideally suited to both the first time buyer or those wishing to downsize the internal layout offers spacious open plan lounge, dining area through open to excellent fitted kitchen, two bedrooms - master bedroom with en-suite shower room and a white bathroom suite. The apartment boasts a gas fired central heating system, double glazed windows, parking area to the front and communal garden to the rear. The presentation and location are sure to create a high level of interest.

Communal Entrance Hall

Storage cupboard.

Entrance Hall

Storage cupboard with plumbing or washing machine.

Open Plan Lounge/Kitchen/Diner

18'6" x 18'3" (5.64m x 5.56m)
Kitchen area comprising excellent range of fitted high and low level units. Single drainer sink unit with mixer tap. Built in gas hob and electric under oven. Extractor fan. Plumbed for dishwasher. Laminate wooden floor. Pelmet with spotlights.

Master Bedroom

12'8" 12' (3.86m 3.66m)
PVC double glazed French doors to communal garden area.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted thermostatically controlled

shower, wash hand basin and wc.

Bedroom 2

13'11" x 7' (4.24m x 2.13m)
Measurements to built in fitted robes.

Parking Facilities

Shared parking facilities to the front.

Communal Garden Area

Laid in lawn with access from the master bedroom.

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 Favsko 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.

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.



For full EPC please contact the branch.