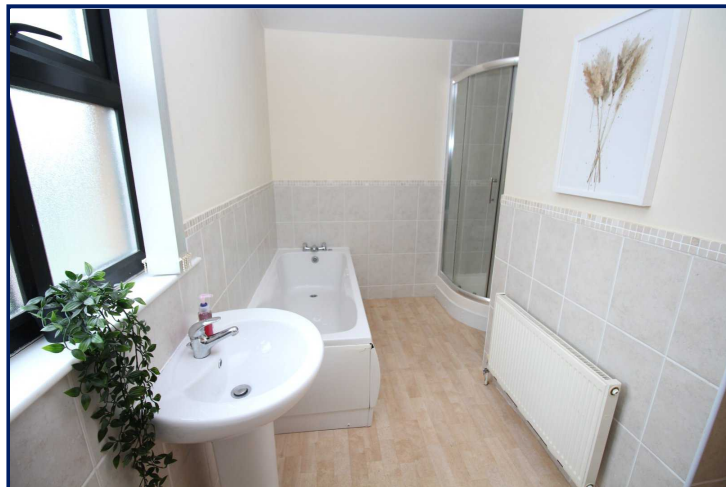


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Forthill, Ballycarry, BT38 9GU

**Offers in the region of:
£149,950**

 **Reeds Rains**

reedsrains.co.uk

2 Forthill, Ballycarry

Description

Deceptively spacious mid townhouse situated in a well regarded and sought after development. Presented to a high standard internally the layout offers lounge with double doors to excellent fitted kitchen/dining area, ground floor wc and utility room. The first floor has a further three bedrooms, master bedroom with en-suite and a superb four piece bathroom suite. Boasting an oil fired central heating system, double glazed windows and enclosed rear garden. An ideal starter home that must be viewed to be appreciated.

Entrance Hall

Feature wall panelling.

Cloakroom/WC

WC and sink unit. Part tiled walls.

Lounge

17'1" x 11'2" (5.2m x 3.4m)

Feature fireplace with tiled inset and matching hearth. Part wood panelled walls. Double glass doors to:

Kitchen/Dining Area

18'3" x 11'8" (5.56m x 3.56m)

Excellent range of fitted high and low level units. Built in hob and oven. Integrated fridge/freezer and dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Spotlights. Double glazed French doors to rear garden. Tiled floor. Part wood panelled walls.

Utility Room

Range of fitted units. Single drainer stainless steel sink unit with mixer tap. Part tiled walls.

First Floor Landing

Master Bedroom

13'7" x 11'6" (4.14m x 3.5m)

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted electric shower, sink unit and low flush wc. Part tiled walls.

Bedroom 2

15'1" x 11'2" (4.6m x 3.4m)

Bedroom 3

13'9" x 9'11" (4.2m x 3.02m)

Bathroom

Four piece white suite comprising panelled bath, separate shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc.

Parking Area To The Front

Rear Garden

Enclosed rear garden laid in lawn with paved patio 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.

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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.

