



| 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> |                         |           |
| (55-68)                                     | <b>D</b> |                         | <b>68</b> |
| (39-54)                                     | <b>E</b> | <b>52</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 |           |



16 Edmonstone Avenue,  
Ballycarry, BT38 9UA

Offers in the region of:  
**£165,000**

 **Reeds Rains**

reedsrains.co.uk

## 16 Edmonstone Avenue, Ballycarry

### Description

A deceptively spacious semi detached property situated on an excellent site within a cul-de-sac. Ideally suited to both the first time buyer and young family alike the well planned interior offers lounge, kitchen through to dining area with patio doors, four bedrooms and a white bathroom suite. Boasting an oil fired central heating system and double glazed windows. Externally there is a well enclosed rear garden and extensive driveway parking facilities. An internal viewing can be scheduled through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Lounge

15'5" x 11'10" (4.7m x 3.6m)  
Laminate wooden floor.

### Kitchen

14'8" x 9'6" (4.47m x 2.9m)  
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Arch to:

### Dining Area

10'4" x 9'6" (3.15m x 2.9m)  
PVC double glazed sliding patio door to rear garden.

### First Floor Landing

### Bedroom 1

10'1" x 9'5" (3.07m x 2.87m)

### Bedroom 2

10'6" x 9'10" (3.2m x 3m)

### Bedroom 3

12'11" x 11'8" (3.94m x 3.56m)

### Bedroom 4

9'1" x 7'7" (2.77m x 2.3m)

### Bathroom

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

### Front Garden

Laid in lawn with trees and shrubs.

### Enclosed Rear Garden

Rear garden laid in lawn with paved patio area. Garden shed.

### Extensive Parking Facilities

Large tarmac parking area for several vehicles including camper van or caravan.

### 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/uksi/2017/692/contents>

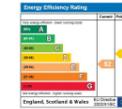
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £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.



For full EPC please contact the branch.