



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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		



19 Prospect Loanen, Carrickfergus,
BT38 8QR

Offers in the region of:
£159,950

 Reeds Rains

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19 Prospect Loanen, Carrickfergus

Exceptionally well-presented mid-townhouse nestled in at the back of this ever-popular development, no 19 is an ideal starter home offering all a buyer would need. It has been recently modernised to include an open plan contemporary kitchen/dining area with a wide range of integrated appliances, a bright spacious lounge, 3 good sized bedrooms and a feature bathroom with large walk-in shower cubicle and wall hung sanitary fittings. It further benefits from a gas fired central heating system and double glazed windows. The open aspect to the front of the property allows for views over Belfast Lough and has ample parking facilities for several cars. Externally there is a low maintenance garden to the rear. Situated close to the local train station, bus links and shopping facilities, there is little to do but move in! We urge early viewing to avoid disappointment.

Entrance Hall

Lounge

14'5" x 13'9" (4.4m x 4.2m)
Laminate wood floor. Square arch to:

Kitchen/Dining Area

17' x 14' (5.18m x 4.27m)
Modern range of fitted high and low level units. Double sink unit with mixer tap. Built in induction hob. Integrated eye level oven and microwave. Extractor fan. Integrated fridge freezer, washing machine and dishwasher. Ceiling spot lights and under counter lighting. Full height over counter splash back. Wood floor throughout. Dining area with patio doors opening onto rear.

First Floor Landing

Bedroom 1

11'4" x 10'4" (3.45m x 3.15m)

Bedroom 2

11'5" x 10'3" (3.48m x 3.12m)

Bedroom 3

8'5" x 7'5" (2.57m x 2.26m)

Shower Room

Contemporary white suite comprising double walk-in shower cubicle with rain head shower and separate shower attachment, feature floating sink with waterfall tap fitting and wall hung WC with concealed cistern and feature shelf. Heated towel rail. Tiled walls and floor. Backlit mirror and spotlights to ceiling.

Rear Garden

Low maintenance rear garden laid in lawn with mature hedging.

CUSTOMER DUE DILIGENCE

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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.

