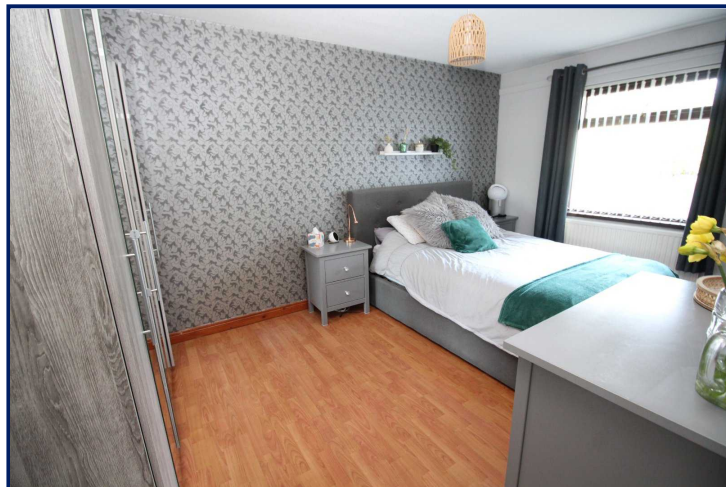


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



29 Prospect Downs South,
Carrickfergus, BT38 8SD

**Offers in the region of:
£175,000**

 **Reeds Rains**

reedsrains.co.uk

29 Prospect Downs South, Carrickfergus

Description

Semi detached bungalow with extensive rear garden in a residential sought after location. The well planned interior offers spacious lounge, modern fitted kitchen/dining area, three bedrooms and a modern shower room. Boasting a gas fired central heating system and double glazed windows. Externally there is good driveway parking and private well enclosed rear garden. An early viewing appointment comes highly recommended to avoid disappointment.

Entrance Hall

Lounge

18' x 11'11" (5.49m x 3.63m)
Laminate wooden floor.

Kitchen/Dining Area

14'10" x 9'9" (4.52m x 2.97m)
Modern range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap.

Bedroom 1

13'8"x 11'11" (4.17mx 3.63m)
Laminate wooden floor. Built in double robe.

Bedroom 2

14'11" x 9'9" (4.55m x 2.97m)

Bedroom 3

6'11" x 10'4" (2.1m x 3.15m)
Laminate wooden floor.

Shower Room

Superb white suite comprising shower cubicle with wall mounted shower, vanity unit and low flush wc. Heated towel rail. Pine strip ceiling with spotlights. Tiled floor.

Front Garden

Laid in lawn.

Extensive Rear Garden

Well enclosed and private rear garden laid in lawn and bordered with hedging. 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.

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.

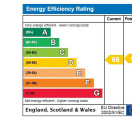
All Measurements are Approximate.

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.