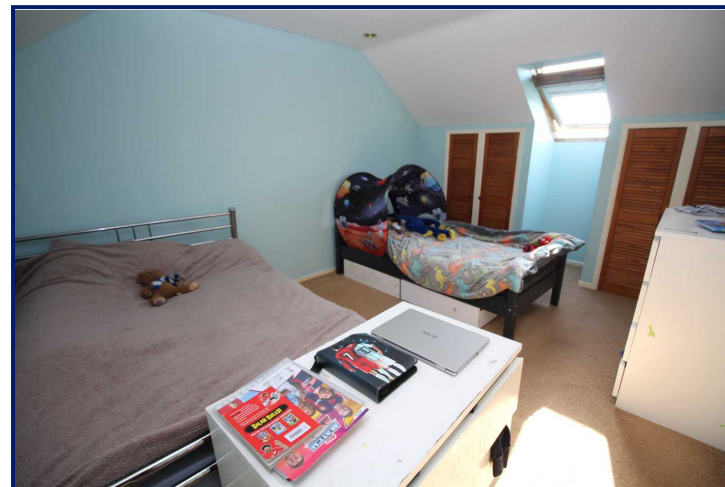




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 Prospect Downs South,  
Carrickfergus, BT38 8SD

**Offers in the region of:  
£174,950**

 **Reeds Rains**

reedsrains.co.uk



## 16 Prospect Downs South, Carrickfergus

### Description

Red brick semi detached chalet bungalow offering ideal accommodation for both the first time buyer and young family. Situated in a well regarded location the internal layout offers flexible living accommodation presently comprising of lounge, fitted kitchen/diner, two ground floor bedrooms, shower room, two first floor bedrooms and a separate WC. Benefiting from a gas fired central heating system, double glazed windows and driveway parking. An internal viewing appointment can be scheduled through Reeds Rains on 02893 351727.

### Entrance Hall

Tiled floor.

### Kitchen/Dining Area

17'2" x 13'1" (5.23m x 4m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit. Tiled floor. Door to rear garden.

### Bedroom 1 or Family Room

11'9" x 9'11" (3.58m x 3.02m)

### Bedroom 2

15'7" x 9'7" (4.75m x 2.92m)

### Shower Room

Walk in shower area with wall mounted thermostatically controlled shower, pedestal wash hand basin and low flush wc.

### Bedroom 3

15'7" x 9'7" (4.75m x 2.92m)

### Bedroom 4

15'8" x 10'10" (4.78m x 3.3m)

### Separate WC

WC and sink unit. Tiled walls and floor.

### Front Garden

Laid in lawn.

### Enclosed Rear Garden

Laid in lawn.

### Driveway Parking

**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.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.